

# Memorandum



**Date:** April 24, 2007

**To:** Honorable Chairman Bruno A. Barreiro  
And Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager

Agenda Item No. 12(A)(2)

**Subject:** Historic Preservation Ad Valorem Tax Exemption for 925 Castile Plaza, Coral Gables

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## **RECOMMENDATION**

It is recommended that pursuant to the provisions of Florida Statute Section 196.1997 and 196.1998 and Dade County Ordinance 16A-18 that the Board approve the resolution for the Ad Valorem Tax Exemption for the following property: 925 Castile Plaza, Coral Gables, Florida.

## **BACKGROUND**

In 1993, the State legislature approved Tax Exemptions for historic properties thereby providing local option property tax exemption for historic properties. Miami-Dade County adopted an ordinance allowing tax exemption in March 1993. The purpose of this legislation is to encourage historic preservation by removing from the assessment the incremental value added by the authorized improvements. This exemption does not apply to assessed land value, only to the value of the "improvements." This exemption applies only to Miami-Dade County's portion of the taxes. Under the rules set forth by the Florida Department of State, Division of Historical Resources, certain criteria must be met for a tax exemption to be allowed:

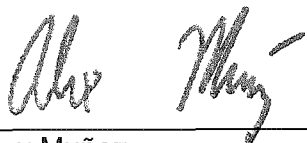
1. Certification that the property is a historic property.
2. Certification that the property qualifies for the improvement.
3. Determination that the planned improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation.

The tax exemption takes effect on January 1 following substantial completion of the improvement and extends for a ten-year period. Miami-Dade Historic Preservation staff or the Preservation Officer of the municipality in which the property is located will conduct periodic reviews of the property to insure that the improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation. Failure by the owners to adhere to these standards would result in revocation of the exemption. The following property has met the criteria established for the Ad Valorem Tax Exemption:

Honorable Chairman Bruno A. Barreiro  
And Members, Board of County Commissioners  
Page 2

1. The property located at 925 Castile Plaza, Coral Gables, Florida, meets the criteria set forth by the State of Florida. The City of Coral Gables Historic Preservation Board and the Miami-Dade County Historic Preservation Board approved the application for the tax exemption which certifies that the property does qualify for the exemption and that improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation. 925 Castile Plaza was designated as a local historic landmark by the City of Coral Gables in 1996. The residence is reportedly one of the first homes to have been built in Coral Gables, probably in 1922. It was designed by architect Lewis D. Brumm and is considered "a fine example of the Mediterranean Revival architectural style that the city is known for. 925 Castile Plaza lies adjacent to George Merrick's (the founder of Coral Gables) boyhood home and is on land that was once part of Solomon Merrick's plantation. The improvement project involved the construction of a new garage to the west of the main residence and a addition of a master bathroom.
2. The total revenue foregone for the current fiscal year if the exemption applied for is granted is estimated at \$487.00 by the County's Property Appraiser (see attached "Revenue Implications" report).

#### Attachments



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Alex Muñoz  
Assistant County Manager



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**DATE:** April 24, 2007

**FROM:** Murray A. Greenberg  
County Attorney

**SUBJECT:** Agenda Item No. 12(A)(2)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved \_\_\_\_\_ Mayor

Veto \_\_\_\_\_

Override \_\_\_\_\_

Agenda Item No. 12(A)(2)  
04-24-07

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD  
VALOREM TAX EXEMPTION FOR THE REHABILITATION  
TO 925 CASTILE PLAZA, CORAL GABLES, FLORIDA  
PURSUANT TO SECTION 196.1997, AND 196.1998 FLORIDA  
STATUTE AND SECTION 16A-18, MIAMI-DADE COUNTY CODE

WHEREAS, the Florida Legislature has authorized counties and local governments to grant tax exemptions to historic properties for the incremental value added by approved restoration work, provided that the owner covenants to maintain the historic nature of the property during the term of the tax exemption; and Miami-Dade County has enacted enabling legislation to provide such exemption, codified at section 16A-18, Miami-Dade County code; and

WHEREAS, 925 Castile Plaza, Coral Gables, Florida is a property of architectural and historic significance; and

WHEREAS, the Miami-Dade County Historic Preservation Board recommended that the exemption be allowed and certified to the Board of County Commissioners that 925 Castile Plaza, Coral Gables, Florida is a City of Coral Gables designated historic landmark and that the proposed improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and meet the criteria established in the rules adopted by the Department of State; and

WHEREAS, the property owner(s) have executed the necessary covenant, which is attached and made part of this resolution,



NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board finds that this property meets the requirements of section 16A-18, Miami-Dade County code and therefore the application for a historic preservation tax exemption, pursuant to those provisions, is hereby granted to Jose Andreu Family Trust and Liliana S. Andreu Family Trust as the owners of 925 Castile Plaza, Coral Gables, Florida.

The owners shall have recorded the original of the attached covenant with the deed for the property in the official records of Miami-Dade County and Miami-Dade County hereby accepts the covenant. The exemption shall run for ten years beginning on January 1st following substantial completion of the improvements. The County Mayor, or his designee, is hereby authorized and directed to sign the attached covenant on behalf of Miami-Dade County. If any section, subsection, sentence, clause or provision of this resolution is held invalid, the remainder of this resolution shall not be affected by such invalidity.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman  
Barbara J. Jordan, Vice Chairwoman

Jose "Pepe" Diaz  
Carlos A. Gimenez  
Joe A. Martinez  
Dorrin D. Rolle  
Katy Sorenson  
Sen. Javier D. Souto

Audrey Edmonson  
Sally Heyman  
Dennis C. Moss  
Natacha Seijas  
Rebeca Sosa

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The Chairperson thereupon declared the resolution duly passed and adopted this 24<sup>th</sup> day of April, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

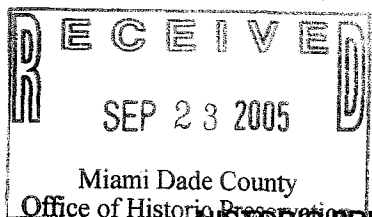
HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Thomas W. Logue

Case File: AV2003-07**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION  
PART 1 - PRECONSTRUCTION APPLICATION**

**Instructions:** Read the attached instructions carefully before completing this application. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

**I. PROPERTY IDENTIFICATION AND LOCATION**

Historic/Site Name: \_\_\_\_\_

Property Address: 925 CASTILE PLAZA, CORAL GABLES, FL 33133Folio Number: 4108-001-5490 Plat book: 5 Page Number: 111Legal Description (attach additional sheets if necessary): BLOCK 36, SECTION B  
(Lot, Block, Subdivision and Section)LOTS 21 & 22 & SOUTHEAST 34' OF LOT 23, CORAL GABLES, FLORIDA

\* **Attach: Public Value Inquiry** which can be obtained at the Dade County Property Appraiser's Office, 111 NW 1<sup>st</sup> Street, Suite 710, Miami, Florida (305) 375-1212

☒ Designated as a local historic landmark☐ Designated as a contributing structure within a local district☐ Listed in the National Register of Historic Places☐ Individual listing☐ Contributing structure in a district*(Attach the local historic designation report or the National Register Nomination)***II. OWNER INFORMATION**

Name of individual(s) or organization owning the property:

JOSE ANDREU FAMILY TRUST & LILIANA S. ANDRE  
FAMILY TRUSTMailing Address: 925 CASTILE PLAZA,City: CORAL GABLES State: FL. Zip: 33134Daytime Telephone Number: (305) 443-2848Contact Person: JOSE ANDREUE-mail: \_\_\_\_\_ Fax: (305) 443-9856 Other: \_\_\_\_\_

**If property is in multiple ownership please attach a list of all owners and their mailing addresses.**

## III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY

## A. General Information - History

Architect/Designer: DAVID SER ARCHITECT & TRELLES ARCHITECTS Date of Construction: MARCH 2001  
 Architectural style: 1922 MEDITERRANEAN STYLE (OLD SPANISH)

Alterations: Provide date and description of physical alterations to the property (for example, "casement windows replaced with jalousie type, approximately 1974")

SEE ATTACHED SHEETS & PHOTOS

Additions: Provide date and description of any additions that may have been made. (For example, "east bedroom-rear added, 1974")

SEE ATTACHED SHEETS & PHOTOS

## B. Exterior

Exterior construction Materials:

## Type of Roof

☐ Hip ☒ Gable ☐ Flat ☒ Parapet ☐ Other

## Material

☐ Shingle ☒ Tile ☐ Metal ☐ Other  
☐ wood ☒ clay barrel ☐ copper  
☐ asphalt ☐ s-type ☐ tin  
☐ slate ☐ aluminum  
☐ concrete

Number of Stories: 2 STORIES & ONE STORY

## Basic Floor Plan:

☐ Rectangle ☐ Square ☐ "L"-shaped ☐ "H"-shaped ☒ "U"-shaped  
☐ Irregular ☐ Other

List Distinguishing Exterior Architectural Features (e.g.: placement and type of windows; chimneys; porches; etc.)

SEE ATTACHED SHEETS & PHOTOS

**C. Interior**

Distinguishing features (e.g.: decorative molding-dining room; limestone fireplace-living room; etc.)

SEE ATTACHED SHEETS &amp; PHOTOS

**D. Auxiliary Structures – Landscape Features**

Describe the present appearance of any auxiliary structures on the property (e.g., out buildings; detached garages; walls; etc.)

SEE ATTACHED SHEETS &amp; PHOTOS

**IV DESCRIPTION OF PROPOSED IMPROVEMENTS**

*All improvements to historic properties will be evaluated for their consistency with the current Secretary of Interior's Standards for Rehabilitation. Staff report(s) are appended to this application. Applications must contain sufficient information to enable those judgments and will be returned if incomplete and or for insufficient documentation. The application must include labeled photographs of both the interior and exterior of the property that describe the property and its characteristics. Black and white or color photographs are acceptable; minimum size of photograph is 3 " x 5".*

Use of the building before the improvements: SINGLE FAMILY RESIDENCEUse of the building after the improvements: SINGLE FAMILY RESIDENCEEstimated project start date: MARCH 2002Estimated project completion date: FEBRUARY 2004Estimated value of improvements/restoration: \$ ADDITIONS ± \$400,000.00

Certificate of Appropriateness case file (s): \_\_\_\_\_

Type of work proposed:

☒ Addition☒ Alteration☒ Upgrade☒ Restoration☐ Rehabilitation

T R E L L E S  
A R C H I T E C T S

ADDITIONS:

Additions commencing in March of 2002 through estimated completion date February of 2004, consists of:

- Rear northeast side Master bathroom and walk-in closets addition to the existing master bedroom suite, (program consists of two large walk-in closets, linen closet, toilet room, large double vanity area with a large shower room, having access to pool area).
- Front southwest side detached two car garage (single loaded) creating a second courtyard enclosure with an adjacent wall fountain.

ALTERATIONS:

Restoration of existing property commencing in March 2002 through estimated completion date of February 2004, consists of:

- Existing repair to barrel tiled and flat roof parapet areas.
- Repair and restoration to existing interior and exterior walls, prime and paint throughout with compatible Mediterranean colors.
- Refinishing of clay tile flooring and oak wood flooring throughout.
- Resurfacing exterior stairs with new tile.
- Removing existing laundry room shelter at courtyard and restoring original courtyard wall.
- Repairing, restoring and replacing existing wood casement windows.
- Repairing, restoring and replacing existing French doors and arched French doors.
- Replacing hardware and locks to match original.
- Repair and restoration of existing iron gates and iron details throughout.
- Repairing existing plumbing, electrical and mechanical (A/C) throughout where necessary.
- Repairing and restoring exposed cypress ceilings throughout (loggias, family and breakfast room, living room and master bedroom).
- Repair and restore existing bathrooms throughout where necessary.
- Upgrading existing kitchen counters, backsplash and island top.
- Resurfacing existing pool terrace with tile.
- Relocating existing Old Chicago brick driveway and asphalt approach.
- Resurfacing existing entry walkway with Old Chicago brick to match existing driveway.
- Restoring existing interior and exterior iron lighting (Chandeliers, sconces and lanterns).
- Repair and restoring existing fountain at courtyard.
- New planting in courtyard and garden areas (note: additional landscaping to occur when restoration and addition projects are complete).
- Updating and installing new irrigation system throughout.
- Repairing and updating burglary alarm system.

**T R E L L E S**  
**A R C H I T E C T S**

**DISTINGUISHING EXTERIOR ARCHITECTURAL FEATURES:**

- Complexity of massing in heights between one story and two stories, and variations in building types.
- Original clay barrel tile roof at existing residence and clay barrel tile to match at new addition.
- Existing parapet roof and new parapet roofs to match existing.
- Exposed cypress wood ceilings at carport.
- Decorative chimneys.
- Arched Corinthian column loggias.
- Predominantly U shaped building with two interior courtyards with fountains.
- Iron gates throughout.
- Iron balconies and handrails.
- Iron lantern lighting fixtures.
- Two cast iron bells at carport and second courtyard.
- Decorative spindled wood grille at window.
- Wood casement windows.
- Cast in place concrete and stucco sills.
- Wood French and arched French doors, and arched wood and paneled wood doors.
- Elaborate plastered moulds detail at some doors and windows.
- Decorative plastered vents and scuppers.
- Textured stucco throughout.
- Old Chicago brick walkways and driveway.
- Decorative Spanish tiles at exterior stair risers at courtyard.
- Decorative features such as urns, sun dial, concrete benches.
- Swimming pool with two decorative fish figure spouting water into pool.

**DISTINGUISHING INTERIOR FEATURES:**

- Entry tower with spiral concrete stair with iron handrail double height volume.
- High ceilings in public rooms.
- Exposed cypress wood beamed ceilings with decorative motifs at living room, loggias, master bedroom, family room and breakfast room.
- Exposed concrete surround border with clay tile flooring at first floor.
- Oak wood flooring at second floor.
- Built-in cabinets and built-in shelves at libraries, family room and music room.
- Updated kitchen with built-in cherry wood cabinets, tiled counter tops and backsplash, marble slab at island, and top of the line appliances.
- Updated and restored bathrooms throughout.

T R E L L E S  
A R C H I T E C T S

- Wood French doors between public rooms.
- Iron detail work throughout such as doors, numerous chandeliers, wall sconces, curtain rods, phone niche and handrails.
- Spindled turned wood grille door.
- Three fireplaces with ornamented mantels and tile work.
- Decorative plastered details throughout interior.
- Textured plastered interior walls throughout.
- Decorative Corinthian columns with elaborate light fixtures on top in master suite.

AUXILIARY STRUCTURES AND LANDSCAPE FEATURES:

- Detached two car garages (single loaded).
  - Original pump and irrigation tower structure.
  - Two courtyards with fountains.
  - Courtyard wall with a centered arched opening with wood and iron gates.
  - Swimming pool with two decorative fish figures spouting water into pool with surrounding tiled terrace.
  - The existing property is large in size filled with existing mature trees and varied palm species, as well as a variety of shrubs, vines and low ground covered plants.  
(Example: Live oak, Royal Poinciana, Royal palms, bougainvillea vines, etc.)
- Note: Further landscaping will be installed at completion of restoration and addition project.



**A. EXTERIOR ARCHITECTURAL FEATURES**

The following represents an itemization of work to be accomplished. List each principal elevation affect. Include a numbered photograph of each elevation or detail and plans or drawings. Please attach additional sheets if necessary.

**Feature 1**

Elevation (e.g., north; south; east; west. Please specify principal facade):

PRINCIPAL FRONT SOUTH FACADE

Photo number: \_\_\_\_\_

p. 1 - p. 6

Plan Number: \_\_\_\_\_

see attached permit set

Describe work:

- Complete exterior restoration, repair, prime and paint throughout existing residence.
- Two Car Garage (Single loaded) Addition

**Feature 2**

Elevation (e.g., north; south; east; west. Please specify principal facade):

RIGHT SIDE EAST FACADE

Photo number: \_\_\_\_\_

p. 1 - p. 3

Plan Number: \_\_\_\_\_

see attached permit set

Describe work:

- Complete exterior restoration, repair, prime and paint throughout existing residence.
- Master Bath and Closet Addition.
- Two Car Garage (Single loaded) Addition w/ wall fountain.

**Feature 3**

Elevation (e.g., north; south; east; west. Please specify principal facade):

REAR NORTH FACADE

Photo number: \_\_\_\_\_

p. 1 - p. 2

Plan Number: \_\_\_\_\_

see attached permit set

Describe work:

- Existing courtyard wall restoration.
- Complete exterior restoration, repair, prime and paint throughout existing residence.
- Resurfacing existing pool terrace w/ tile.
- Adding heating system to existing pool.

continued

## A. Exterior Architectural Features

### Feature 4

Elevation:

LEFT SIDE WEST FACADE

Photo number: P.1 - P.2

Plan number: see attached Permit Set

Description of Work:

- Existing Courtyard wall restoration.
- Complete exterior restoration, repair, prime and paint throughout existing residence.
- Re-surfacing exist. pool terrace w/ tile.
- Master Bath and Closet Addition.
- Two Car Garage (single loaded) Addition.

### Feature 5 (exterior / interior)

Elevation:

PRINCIPAL INTERIOR COURTYARD 1

Photo number: P.1 - P.3

Plan number: see attached permit set.

Description of work:

- Existing Courtyard wall restoration.
- Complete exterior restoration, repair, prime and paint throughout existing residence.
- Repair and restore existing Fountain.

continued

## A. Exterior Architectural Features

Feature 6 (exterior / interior)

Elevation:

INTERIOR COURTYARD 2

Photo number : p.1 - p.3

Plan number : see attached permit set.

Description of Work:

- Complete exterior restoration, repair, prime and paint throughout existing residence.
- Two car garage (single loaded) w/ wall fountain
- Re-surface existing stair with tile.
- New Chicago brick walkways to match existing at courtyard.

**B. Interior Architectural Features (use additional sheets if necessary)****Feature 1**

Room: \_\_\_\_\_

ENTRY STAIR TOWER

Photo number: \_\_\_\_\_

p.1 - p.2

Plan Number: \_\_\_\_\_

Describe work:

- Complete interior restoration, repair, prime, paint and refinish flooring throughout.

**Feature 2**

Room: \_\_\_\_\_

FORMAL LIVING ROOM

Photo number: \_\_\_\_\_

p.1 - p.2

Plan Number: \_\_\_\_\_

Describe work:

- Complete interior restoration, repair, prime, paint, stain and refinish flooring throughout

**Feature 3**

Room: \_\_\_\_\_

FAMILY ROOM &amp; BREAKFAST ROOM

Photo number: \_\_\_\_\_

p.1 - p.2

Plan Number: \_\_\_\_\_

Describe work:

- Built-in cabinet w/ shelves & T.V. unit,
- Complete interior restoration, repair, prime, paint, stain and refinish flooring throughout.
- new sets of windows (right side of photo)
- stain, paint and new tile at fireplace
- (continues) -

**C. Landscape Features**

Landscape plan e.g., trees and shrubbery, plans, walls, fountains, etc.

see exterior photos of residence  
(note: new landscaping will occur at completion)

## CONTINUED

### INTERIOR ARCHITECTURAL FEATURES:

#### FEATURE 4:

ROOM: KITCHEN

PHOTO NUMBER: P.1 - P.2

#### DESCRIPTION OF WORK:

- Complete interior restoration, repair, prime, paint and refinish flooring throughout.
- Resurface existing Kitchen cabinets top and backsplash w/ tile. New marble slab @ Kitchen island. New faucets @ sink and new knobs @ existing cabinets throughout. Two new doors at existing cabinets.
- Repair and restore existing doors toward courtyard.

#### FEATURE 5:

ROOM: MASTER BEDROOM

PHOTO NUMBER: P.1

#### DESCRIPTION:

- Complete interior restoration, repair, prime, paint stain and refinish flooring throughout
- Two new windows

Note: A master bath addition w/ walk-in closets (work in progress).

(see attached permitted set) 17

## CONTINUED

### INTERIOR ARCHITECTURAL FEATURES:

#### FEATURE 6:

ROOM: LIBRARIES

PHOTO NUMBER: P.1 - P.2

#### DESCRIPTION OF WORK:

- Complete interior restoration, repair, prime, paint and refinish existing floors throughout.
- New built-in cabinets and shelves throughout.

#### FEATURE 7:

ROOM: home miscellaneous features throughout.

PHOTO NUMBER: P.1 - P.3

#### DESCRIPTION OF WORK:

- Complete interior restoration, repair, prime, paint, replace and refinish existing floors throughout.

T R E L L E S  
A R C H I T E C T S

FINAL RESIDENTIAL PROGRAM DESCRIPTION:

- Formal entry a spiral stair tower.
- Formal living room with fireplace and exposed cypress wood beam ceiling.
- Two arched Corinthian column loggias.
- Formal dining room.
- Large kitchen with three archway Corinthian column opening into breakfast room and family room with fireplace and exposed cypress wood beam ceiling.
- Adjacent playroom.
- Adjacent music room.
- Six bedrooms.
- Five and a half bathrooms.
- Two libraries, one with a fireplace.
- Laundry room.
- Two car garage.
- Carport/Terrace.
- Two courtyards with fountains.
- Swimming pool and surrounding terraces.
- Pump and irrigation tower (original to existing plantation).

Case File: \_\_\_\_\_

- V. **Owner attestation:** I hereby attest that the information I have provided is, to the best of my knowledge correct and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the City of Coral Gables Historic Preservation Office and the Dade County Historic Preservation Office or representatives of the appropriate official in which the property is located, for the purpose of verification of information provided in this application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the municipality and Dade County in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

JOSE ANDREU [Signature] 9/12/03  
Name Signature Date

LILIANA S. ANDREU [Signature] 9/12/03  
Name Signature Date

**Notarized:**

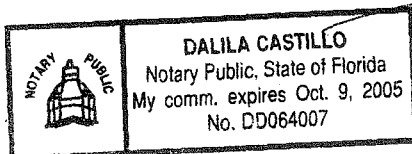
STATE OF FLORIDA)  
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 12 day of September 2003.  
by JOSE ANDREU (and) LILIANA S ANDREU who  
is (are) personally known to me, or have produced FLA D.L. & HAWKLAND D.L. as  
identification.

My commission expires:

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: DALILA CASTILLO





<b>PRECONSTRUCTION APPLICATION REVIEW FOR STAFF USE ONLY</b>
--

Folio Number 03-4108-001-5490Street Address 925 Castile Plaza

The Historic Preservation Officer has reviewed **Part 1** (Pre-construction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- ☒ Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F. S.
- ☐ Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F. S.
- ☐ Determines that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F. A. C.
- ☐ Determines that improvements to the above referenced property are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in chapter 1A-38, F. A. C. all work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments.

**Review comments:**

See COA (SP) 2002-03

Additional Review Comments attached? Yes ☐ No ☐Signature: Dona M. LubinTyped or printed name: DONA M. LUBINTitle Historical Resources Dept.Date 12-29-04

**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION  
PART 2 – REQUEST FOR REVIEW OF COMPLETED WORK**

**INSTRUCTIONS:** Upon completion of the restoration, rehabilitation or renovation, return this form with Photographs of the completed work (both exterior and interior views of the building) to the local Historic Preservation Office. These photographs must provide a comprehensive description of the completed work. They should be the same views as the before photographs included in the Pre-construction Application. Type or print clearly in black ink. The final recommendation of the Historic Preservation Office with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

**I. PROPERTY IDENTIFICATION AND LOCATION**Folio Number: 4108 - 001 - 5490Street Address: 925 CASTILE PLAZA, Coral Gables, FL 33134**II. DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT:**Project start date: MARCH, 2002 Project completion date: JULY - DEC 2004Estimated cost of entire project: \$ 459,440Estimated cost attributed solely to work on historic buildings: \$ 409,440**III. List changes that differ from the original submission (provide additional sheets if necessary):**

(see list attached)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### IV. DESCRIPTION OF IMPROVEMENTS

*If different from original proposal in Part 1*

*Must include numbered photographs and plans or drawings. Please attach additional sheets if necessary.*

##### A. Exterior Architectural Features

###### Feature 1

Elevation (e.g.: north; south; east; west. Please specify principal facade):

Water fountain attached to garage  
1 & 2 wall, inside patio

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

Stucco frame  
 Two (one small, one large) basins  
 Tile inside frame  
 water pump (electric)  
 photoelectric spot light  
 n.a.

###### Feature 2

Elevation (e.g.: north; south; east; west. Please specify principal facade):

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

Case File: \_\_\_\_\_

**Feature 3**

Elevation (e.g.: north; south; east; west. Please specify principal facade): n.g.

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

**B. Interior Architectural Features (use additional sheets if necessary)** n.g.

**Feature 1**

Room: \_\_\_\_\_

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

Case File: \_\_\_\_\_

**Feature 2**

*h. a*

Room: \_\_\_\_\_

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

**Feature 3**

*h. a*

Room: \_\_\_\_\_

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

**C. Landscape Features**

**Feature 1**

Landscape plan e.g., trees and shrubbery, plants, walls, fountains, etc.

Third inside patio and back patio  
3-16

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

5 palms  
200 ferns  
10 gardenias  
9 flowering shrubs  
65 mul trees  
80 mounds  
2 coconut trees  
70 Flap tones  
mul chug whole area

**Feature 2**

Landscape plan e.g., trees and shrubbery, plants, walls, fountains, etc.

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

**V. OWNER ATTESTATION (MUST BE NOTARIZED):** I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above in the Pre-construction application for this project which received approval on \_\_\_\_\_. I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Pre-construction Application. I also attest that I am the owner of the property described above or if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the City of Coral Gables Historic Preservation Office and the Dade County Historic Preservation Office and the Dade County Appraiser's Office, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the City of Coral Gables and Dade County granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Jose ANDREU [Signature] 1/3/05  
 Name FCDA 36-420-36-217-0006-127-99 Signature \_\_\_\_\_ Date \_\_\_\_\_  
LILIANA S. ANDREU [Signature] 1/3/05  
 Name A536-537-41-901-0 Signature \_\_\_\_\_ Date \_\_\_\_\_

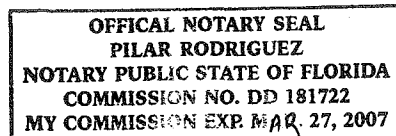
Mailing Address (if different from described property) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Daytime Telephone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

*Multiple owners must provide the same information as above. Use additional sheets if necessary.*

[Signature] 1-3-05  
Notary Public



Case File: \_\_\_\_\_

**REVIEW OF COMPLETED WORK  
FOR STAFF USE ONLY**

Folio Number: 03-4108-001-5490

Street Address: 925 Castile Plaza  
Coral Gables FL 33134

The Historic Preservation Office has reviewed Part 2 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- ☒ Determines that the completed improvements to the above referenced property are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends approval of the requested historic preservation tax exemption.
- ☐ Determines that the completed improvements to the above referenced property are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C., and therefore, recommends denial of the requested historic preservation tax exemption for the reasons stated in the Review Comments below:

**Review comments:**

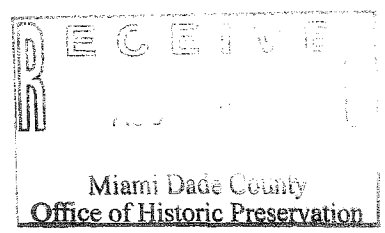
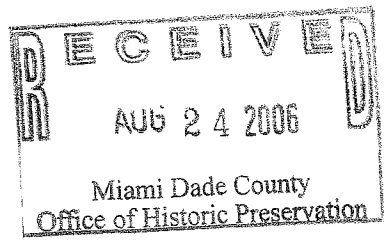
Additional Review Comments attached? Yes ☐ No ☐

Signature: *Simone Chin*

Typed or printed name: Simone Chin

Title: Historic Preservation Administrator

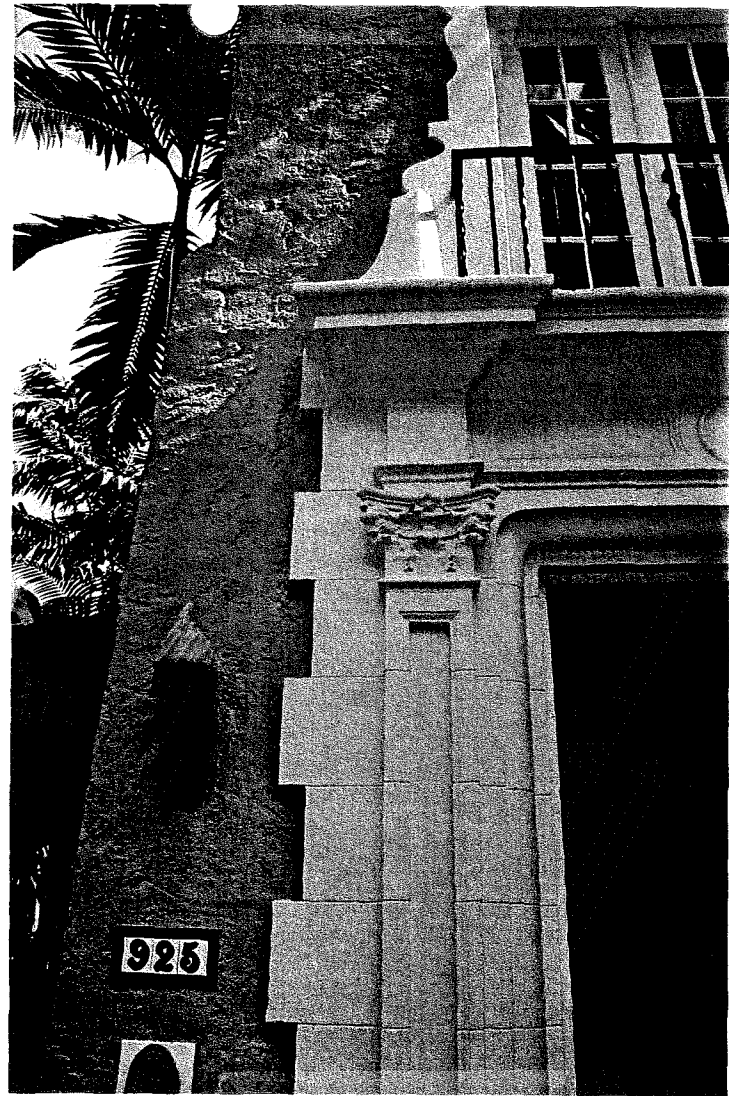
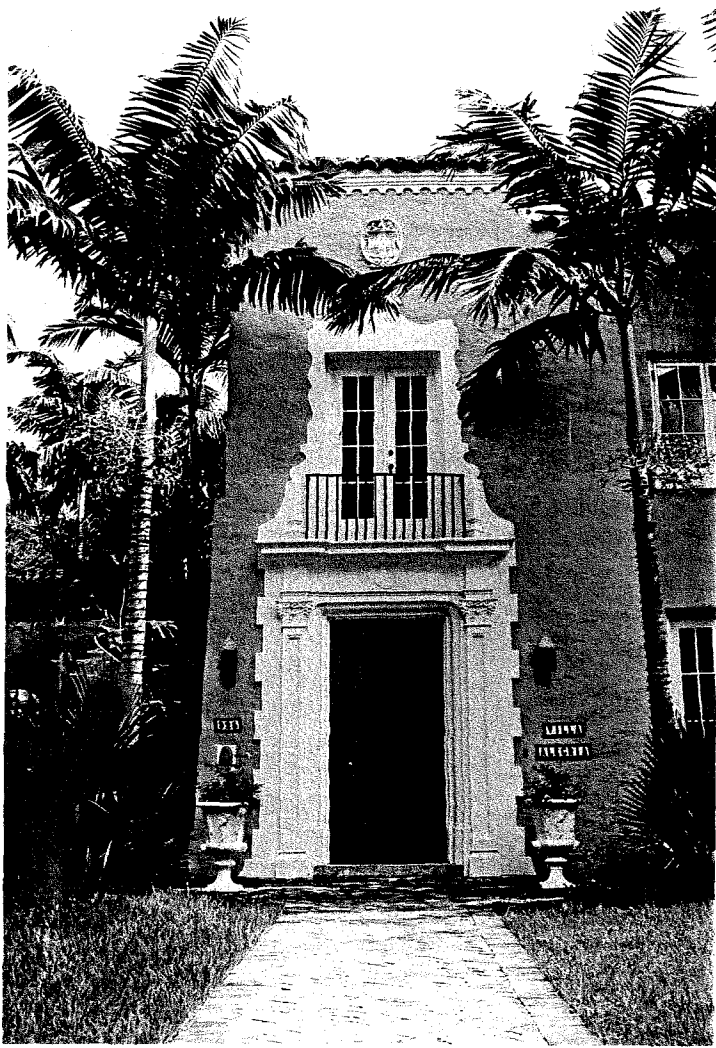
Date: \_\_\_\_\_



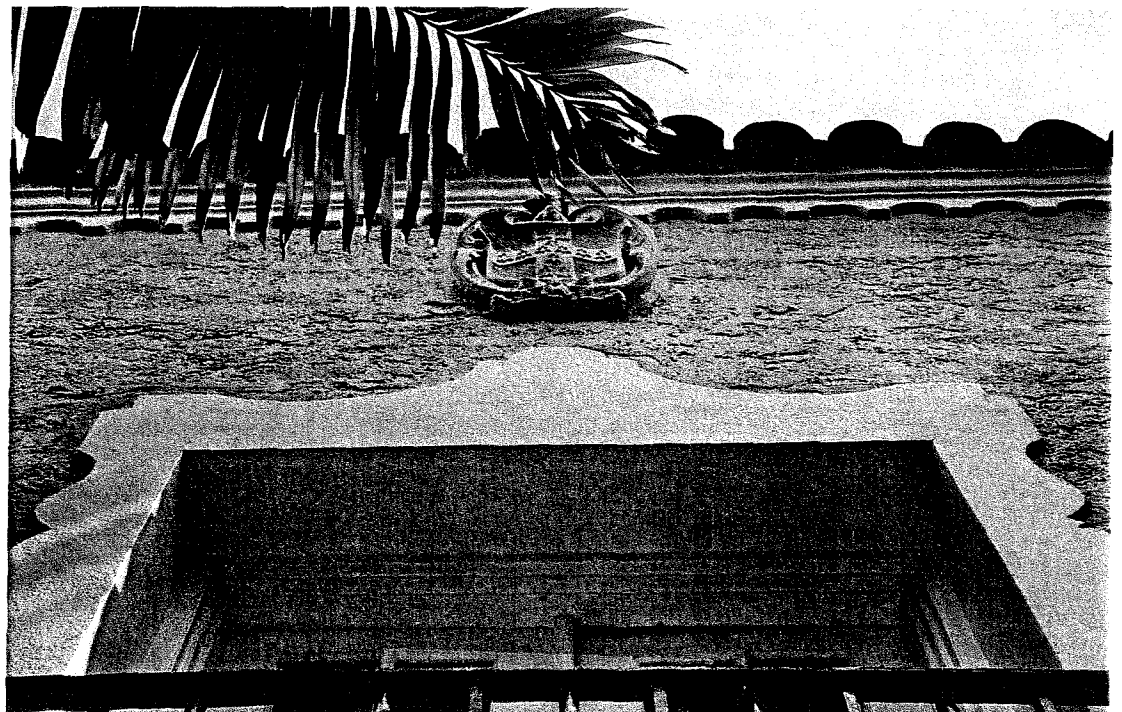


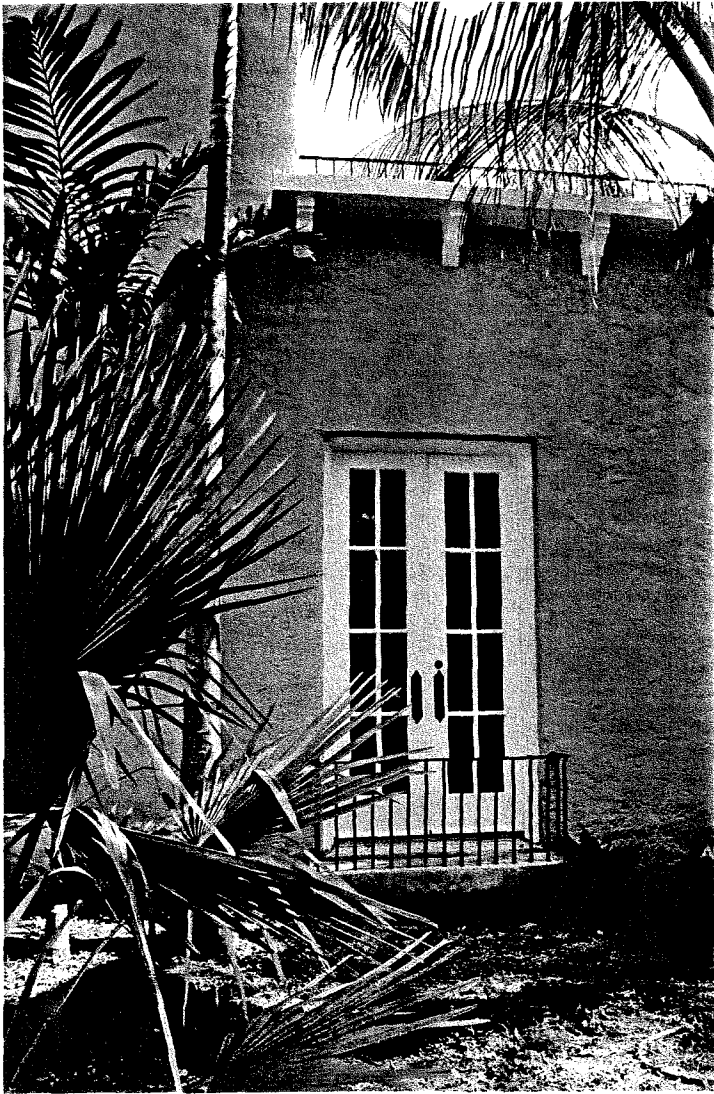
Feature 1  
*exterior*  
Principal Front  
South Facade  
(p.1)





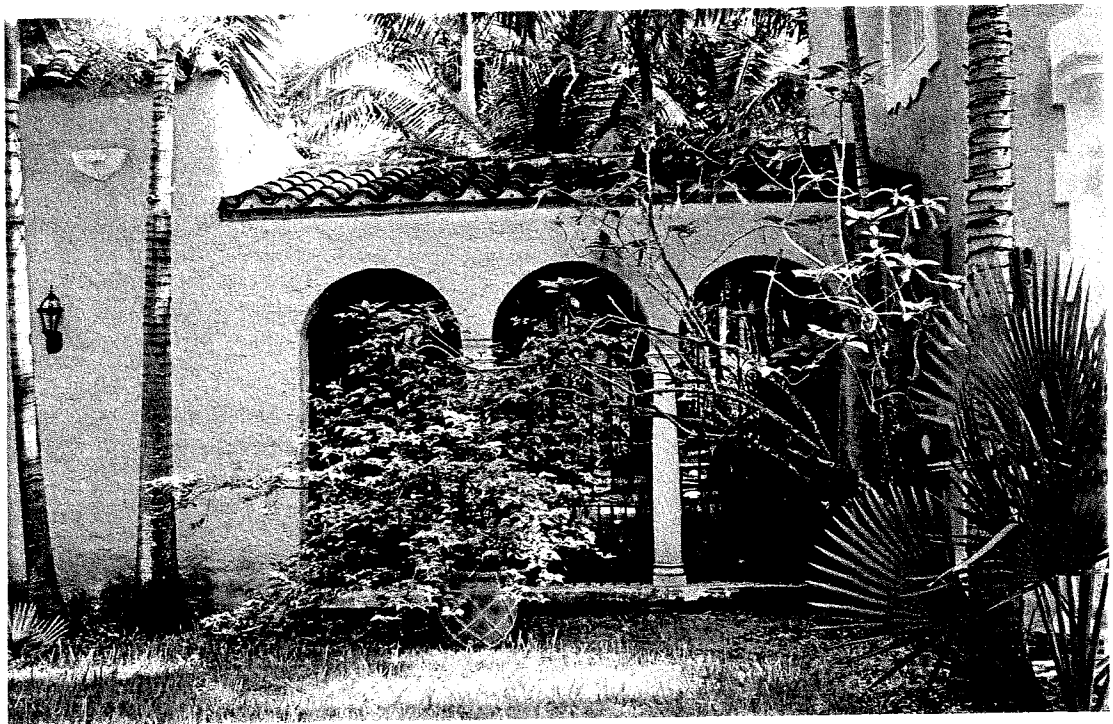
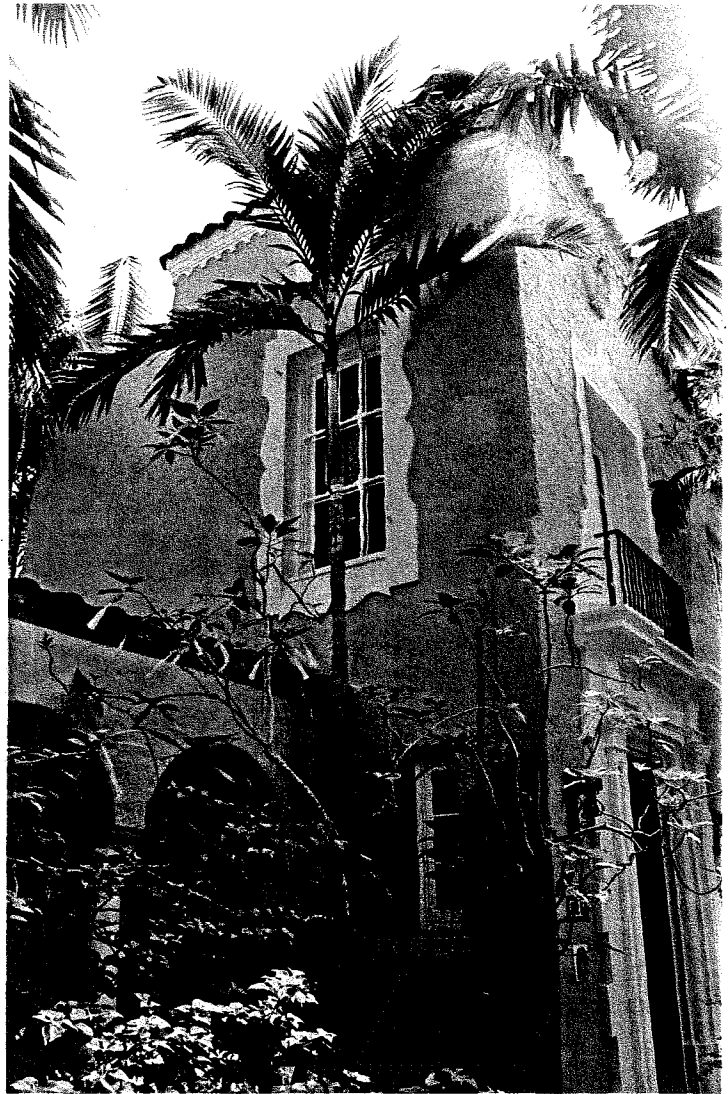
Principal Front  
South Facade  
(p. 2)





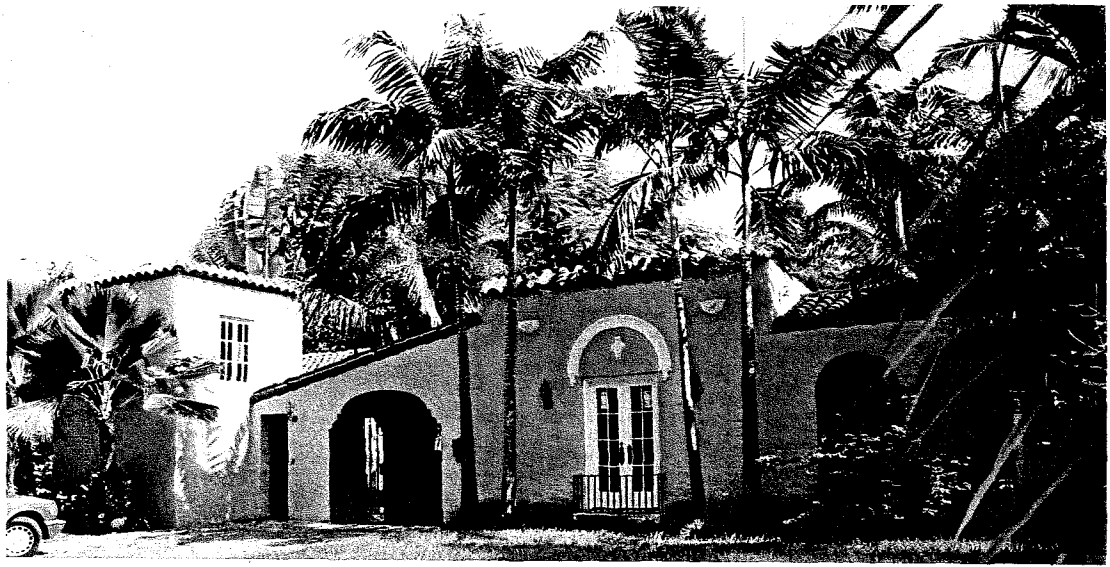
Principal Front  
South Facade  
(p. 3)

Principal Front  
South Facade  
(p. 4)

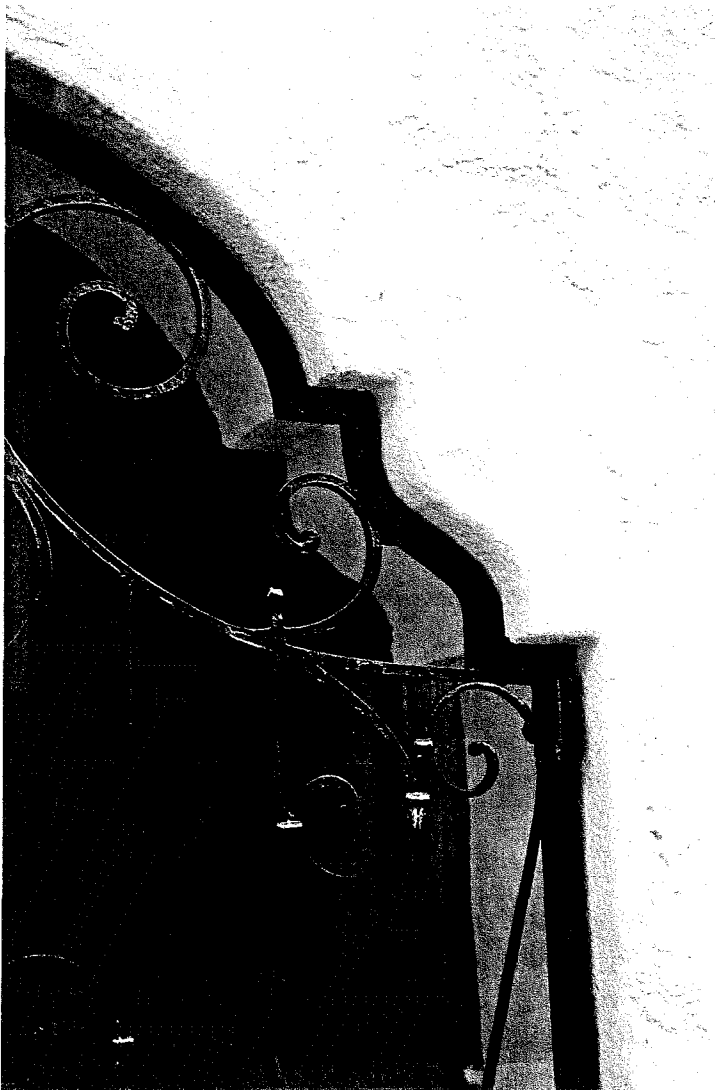
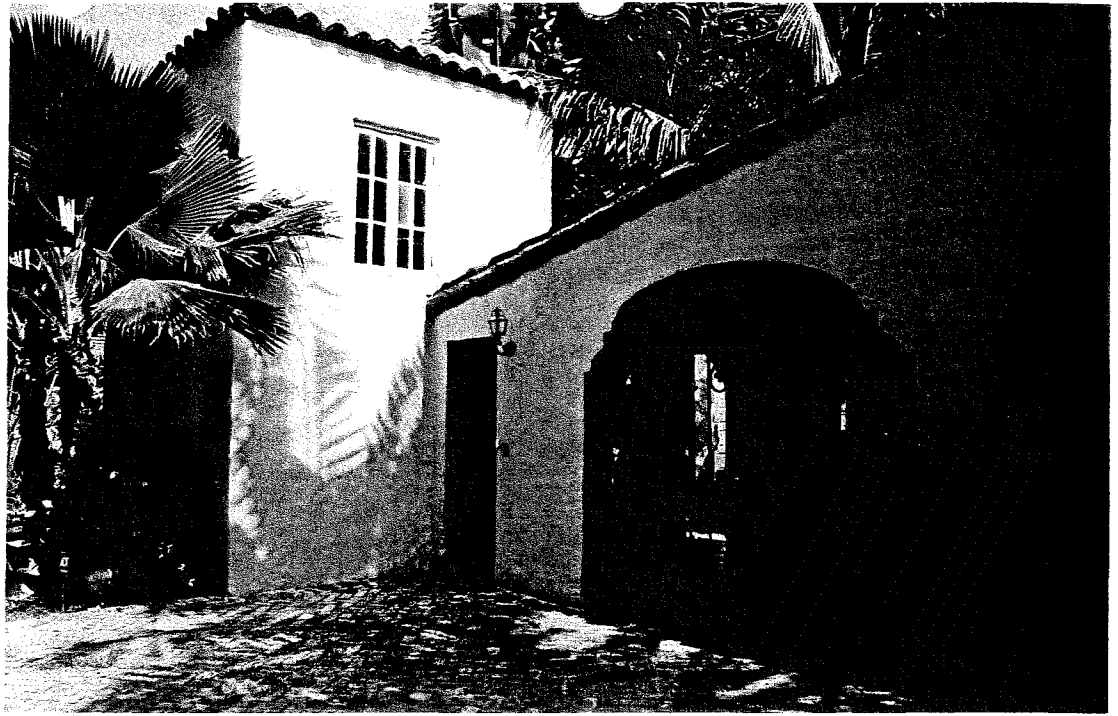




Principal Front  
South Facade  
(p. 5)

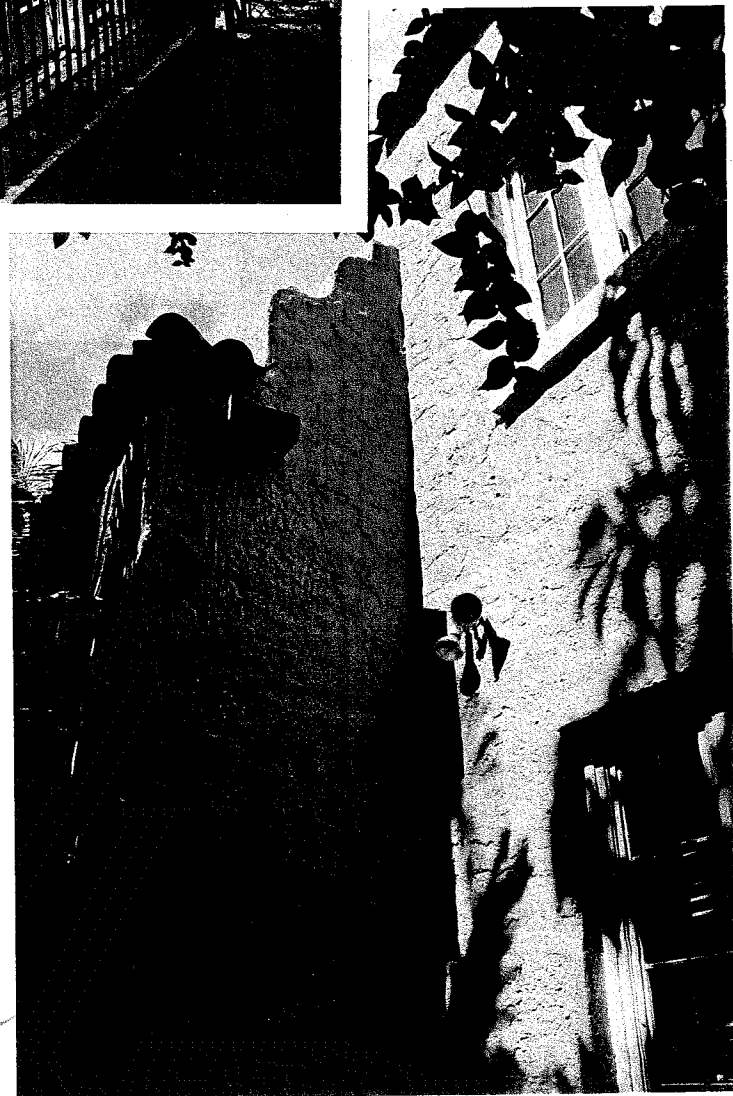
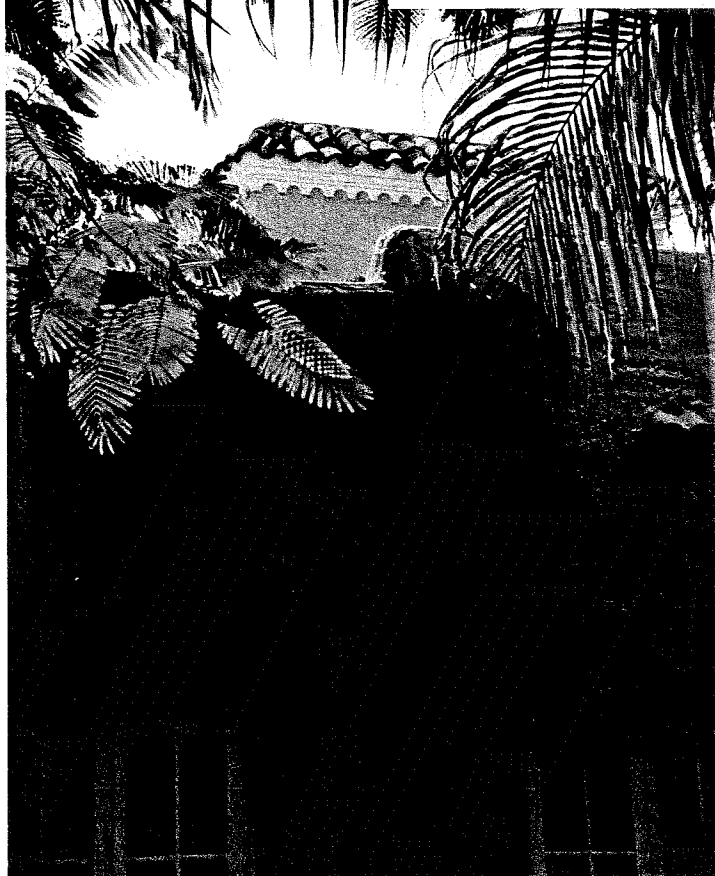
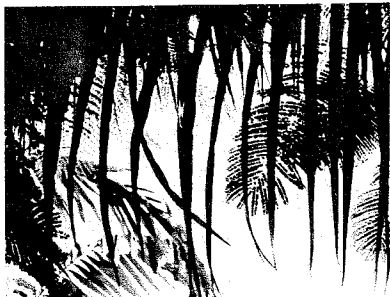
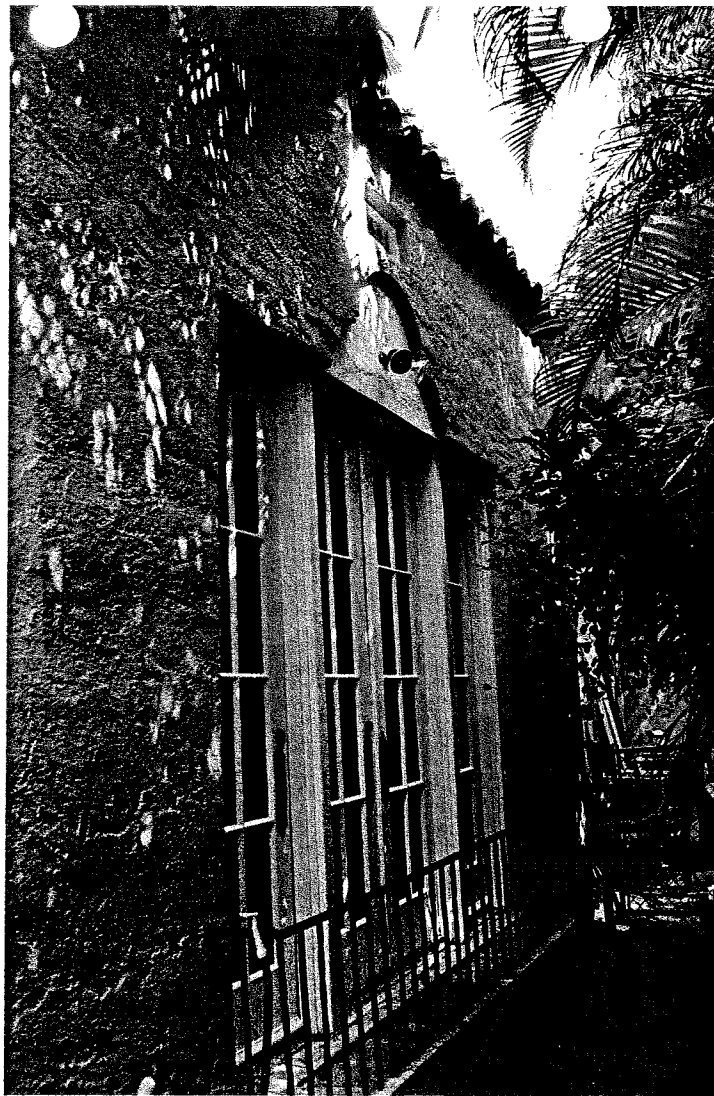


Principal Front  
South Facade  
(p.6)

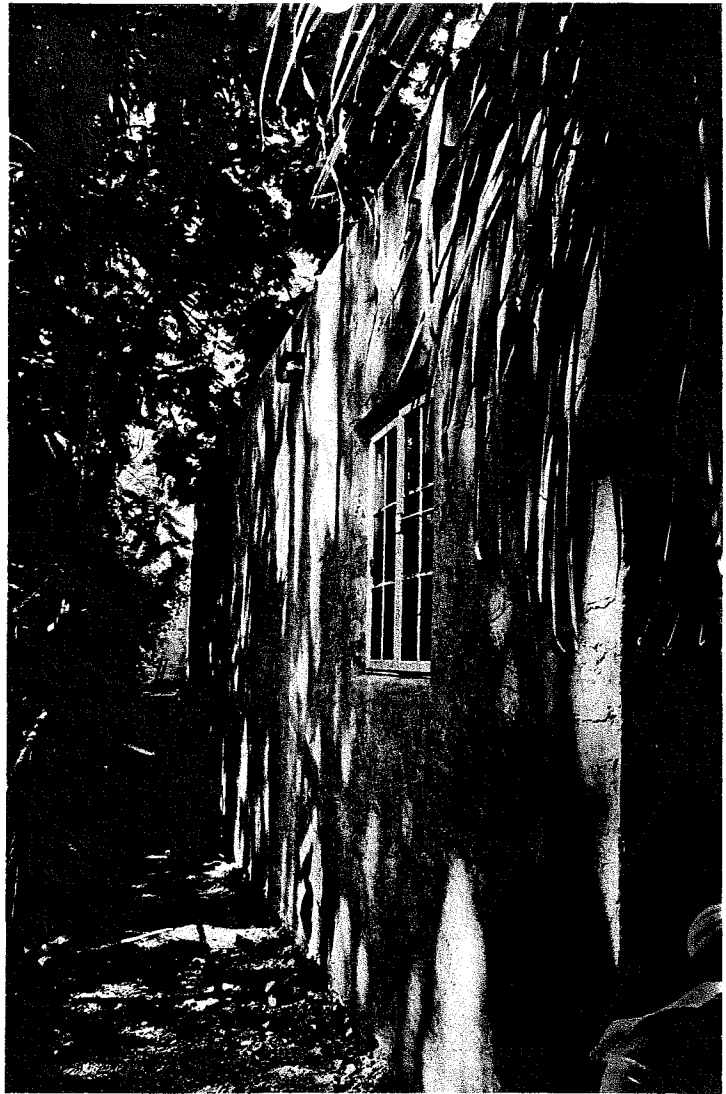


Two Car Garage  
Addition  
34

Feature 2:  
<sup>exterior</sup>  
Right Side  
East Elevation  
(p.1)

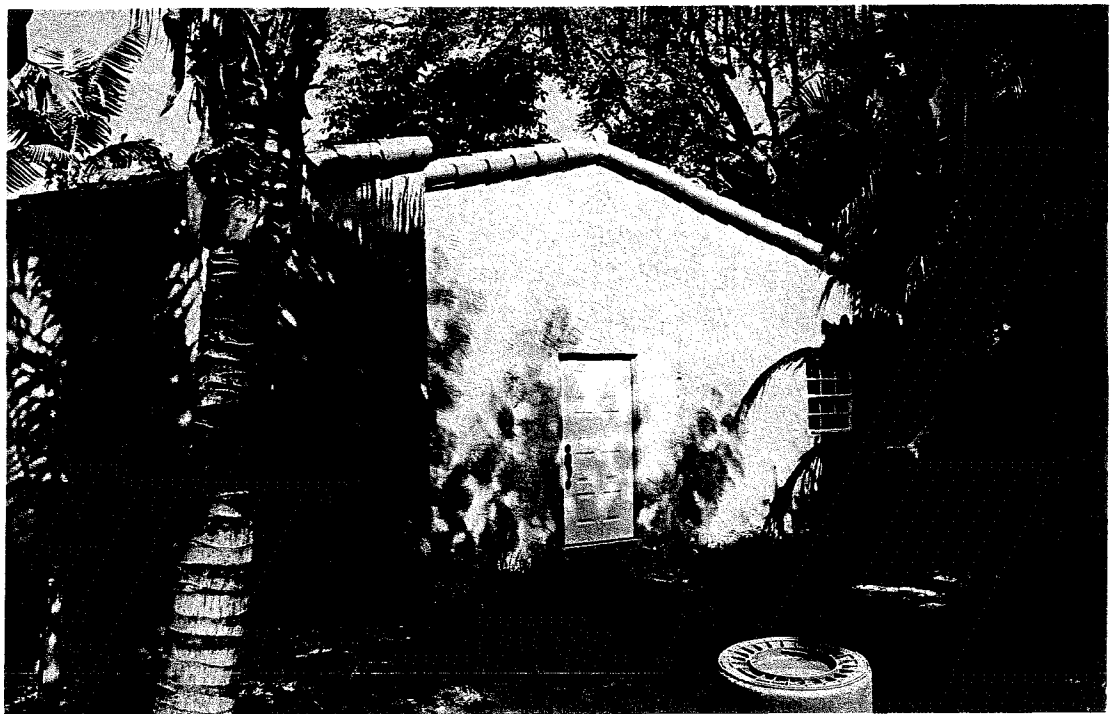


Right Side East  
Facade (Addition)  
(p. 2)



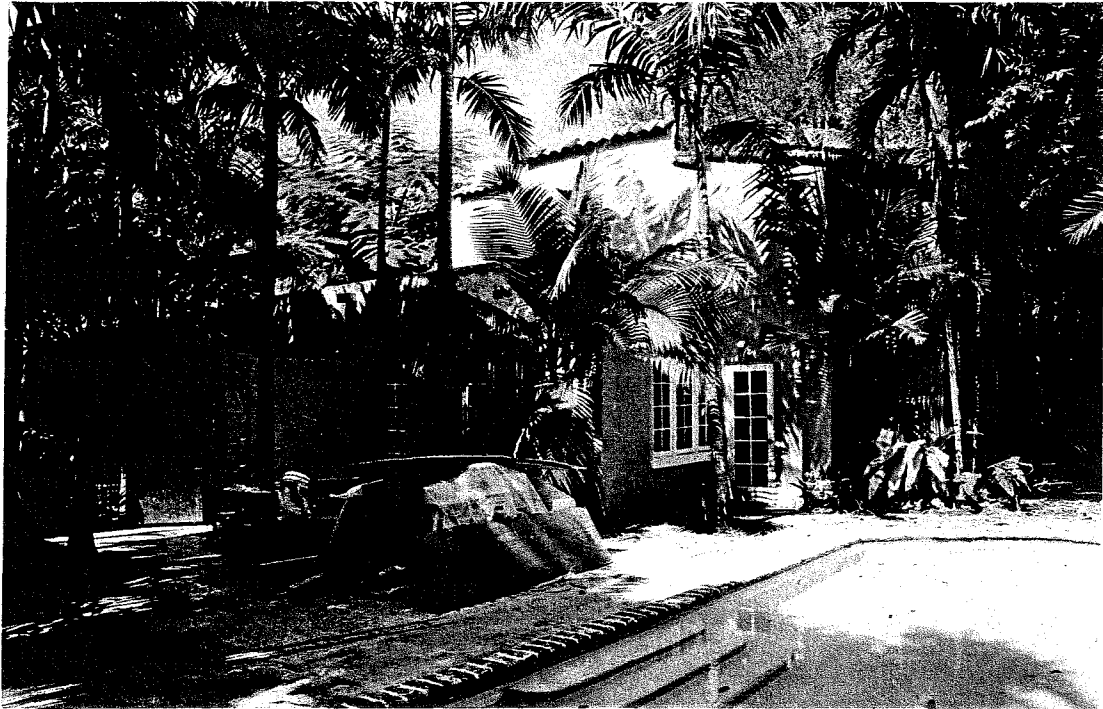
Master Bath  
Addition

Two Car  
Garage  
Addition w/  
Wall Fountain





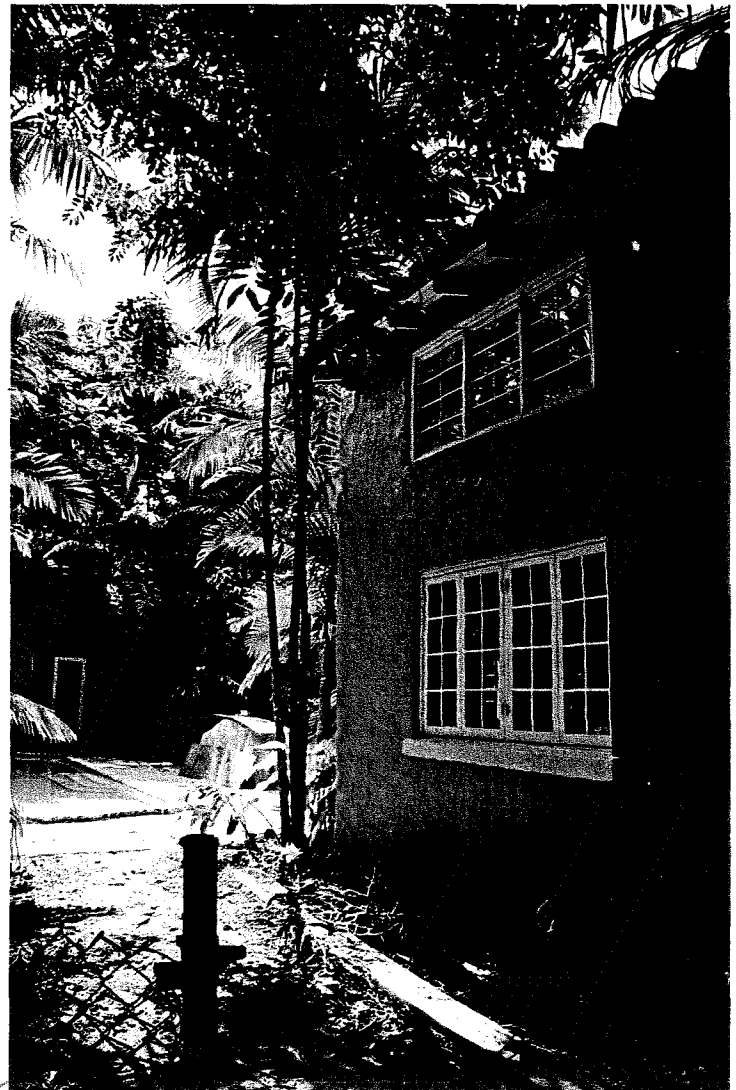
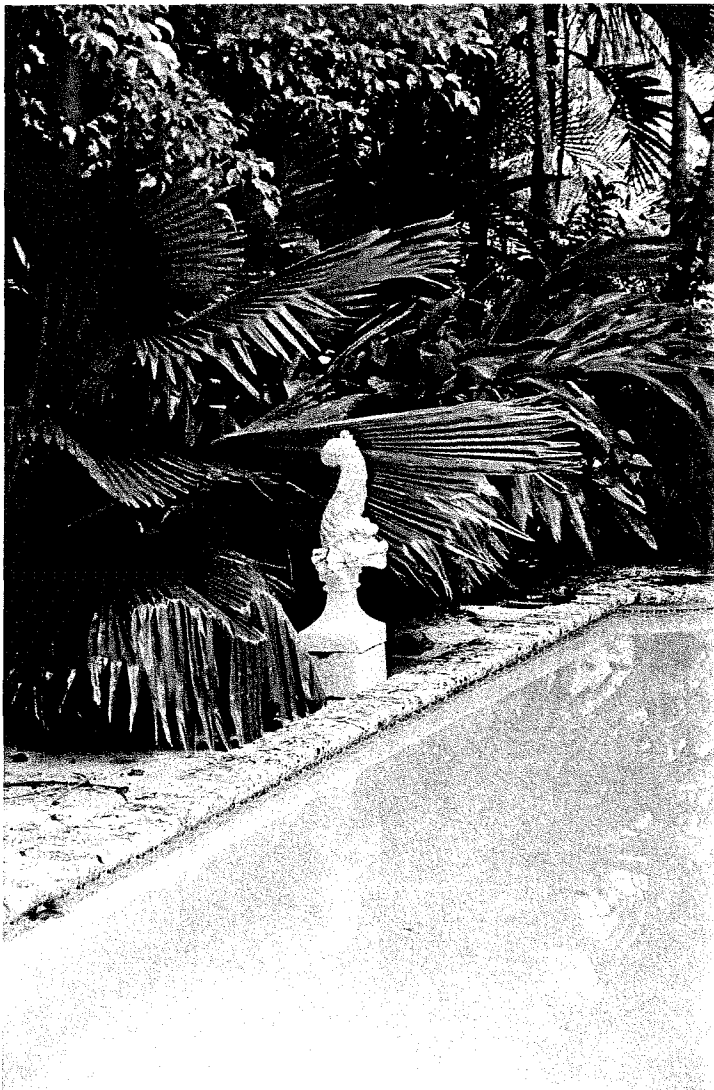
Right Side Ea. t Facade  
(p. 3)



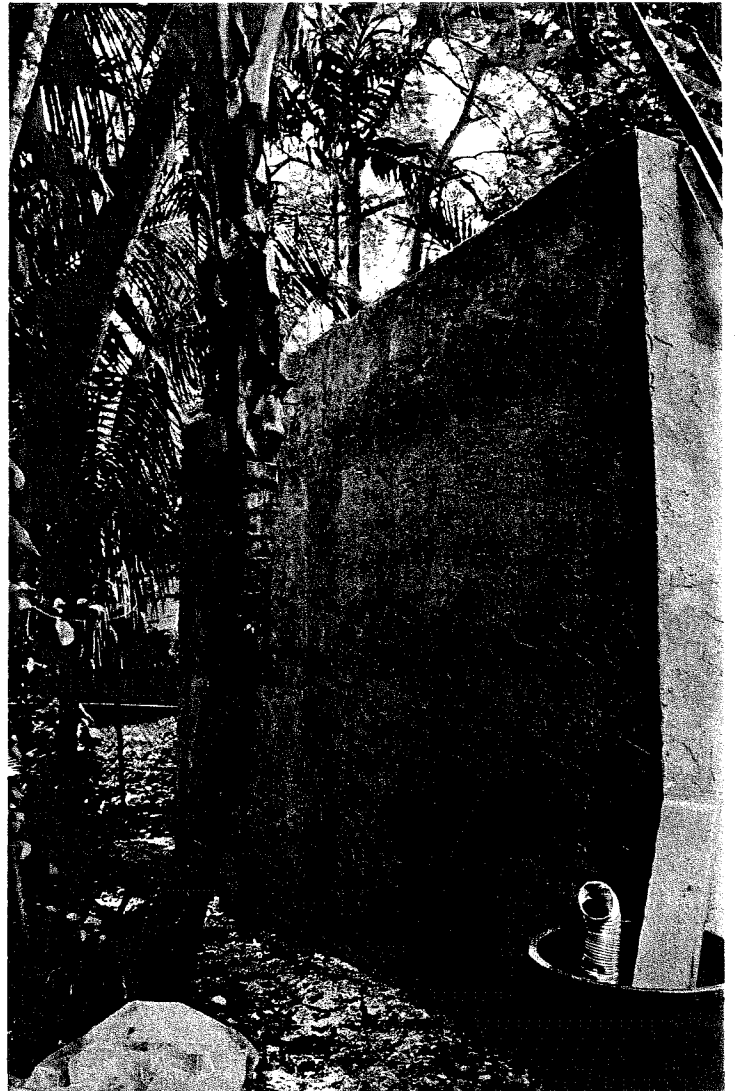
Feature 3: exterior

Rear North  
Facade  
(p.1)

Courtyard wall  
restoration

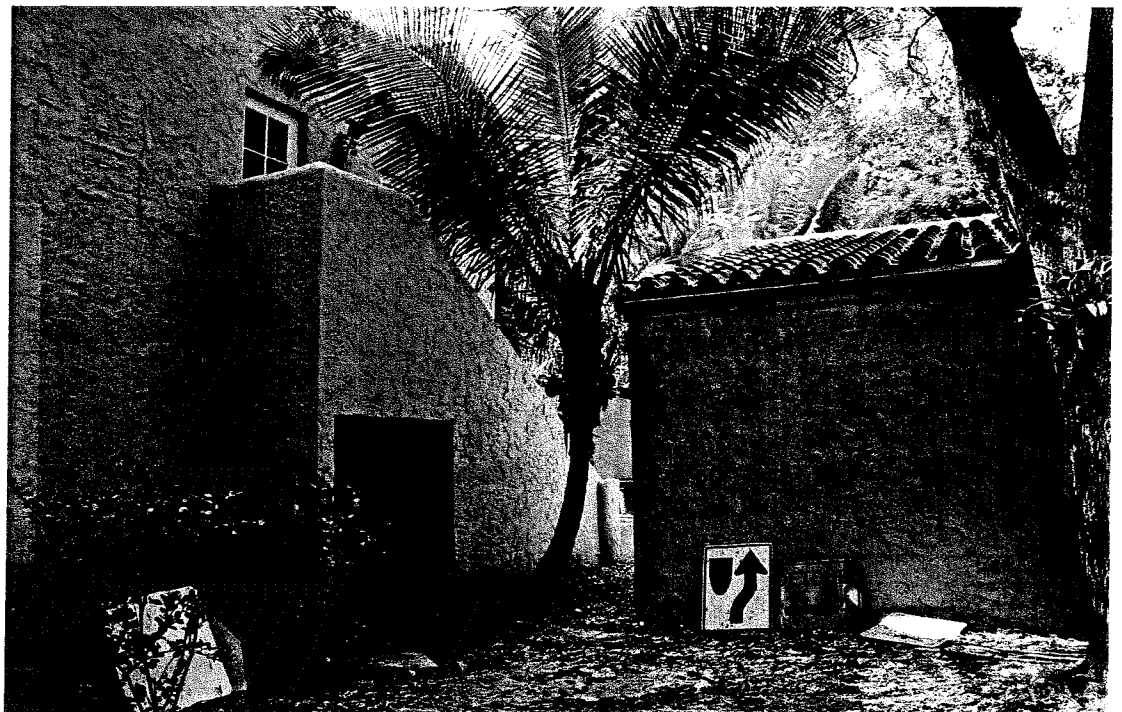


Rear North Facade  
(Addition)  
(p. 2)

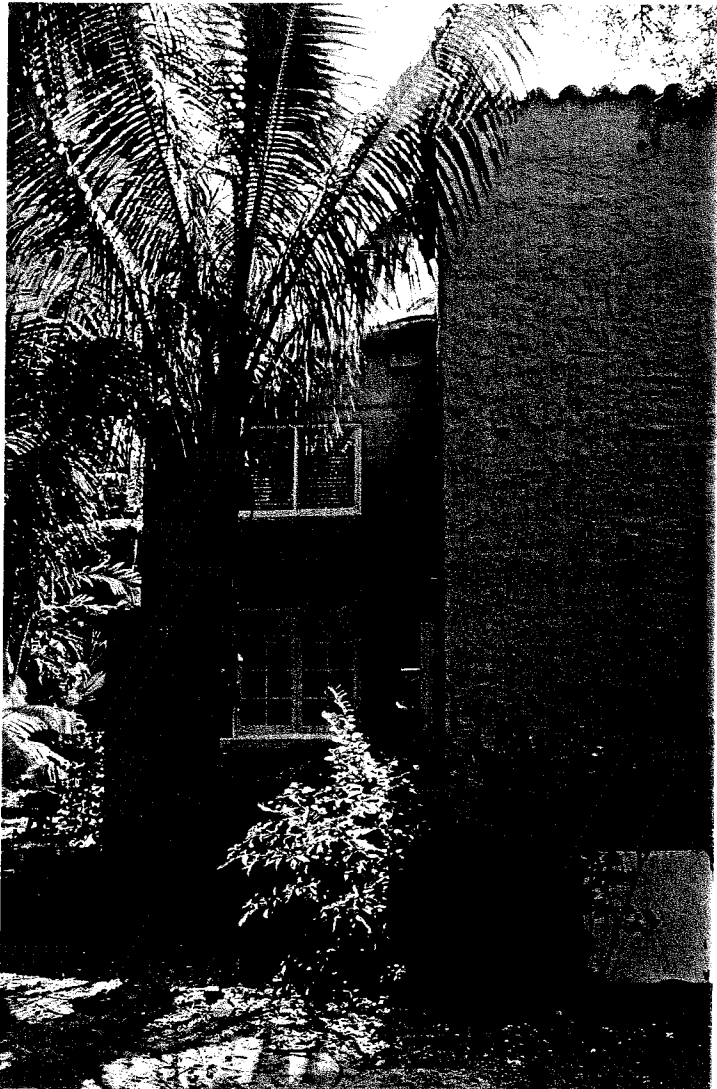
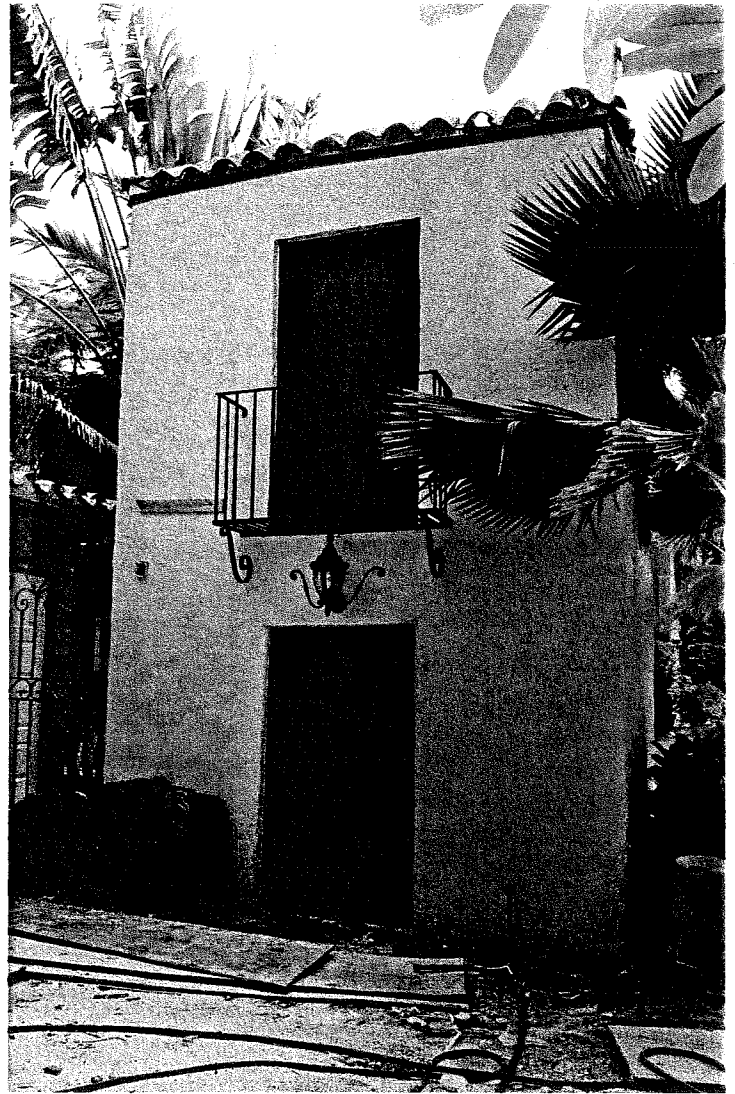


Master Bath  
Addition

Two Car  
Garage  
Addition

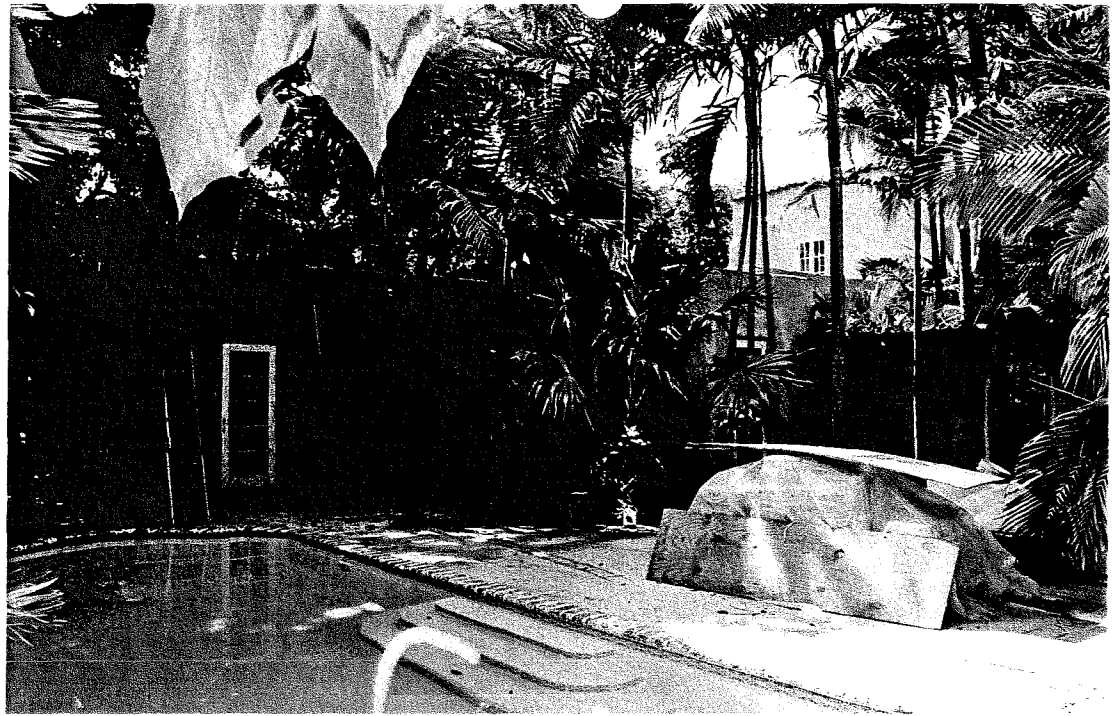


Feature 4 exterior  
left side West Facade  
(p.1)

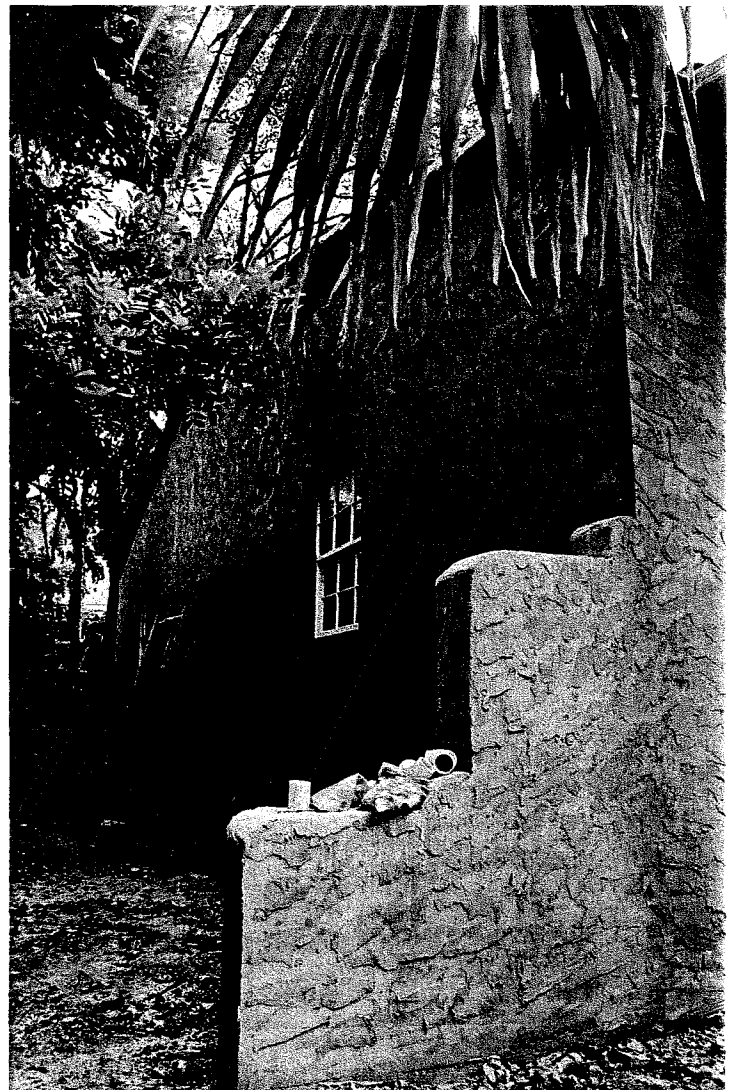


Left Side  
West Facade  
(p. 2)

Master  
Bath  
Addition

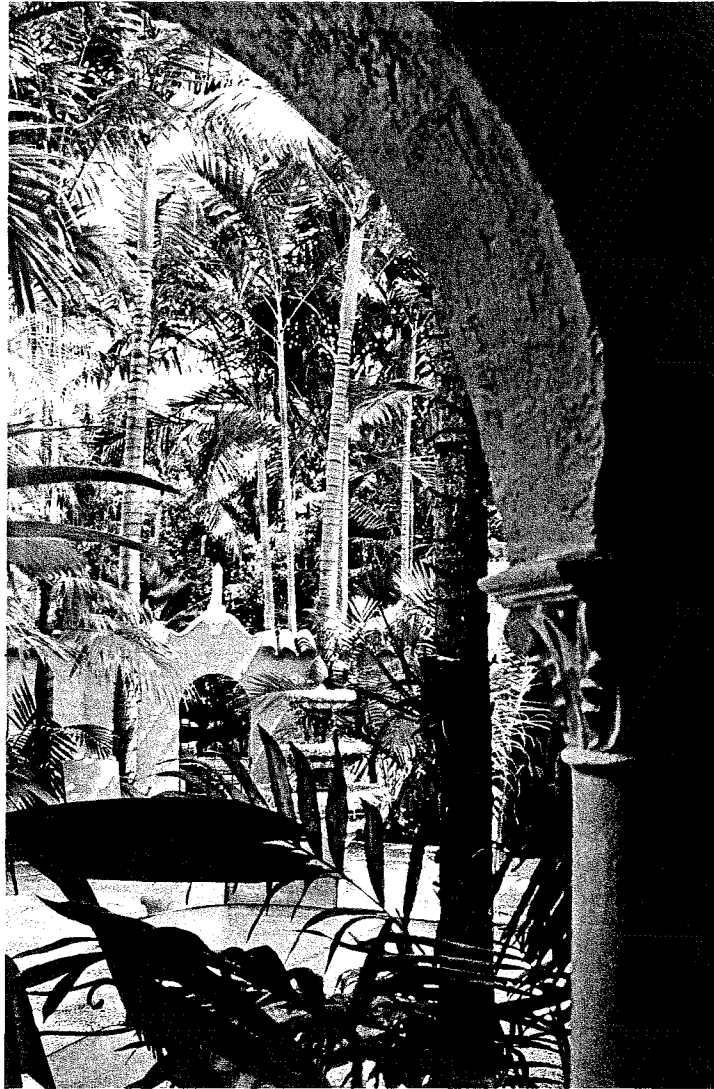


Two Car  
Garage  
Addition



Feature 5: (xterior / interior)

Principal Interior Courtyard 1  
(p.1)

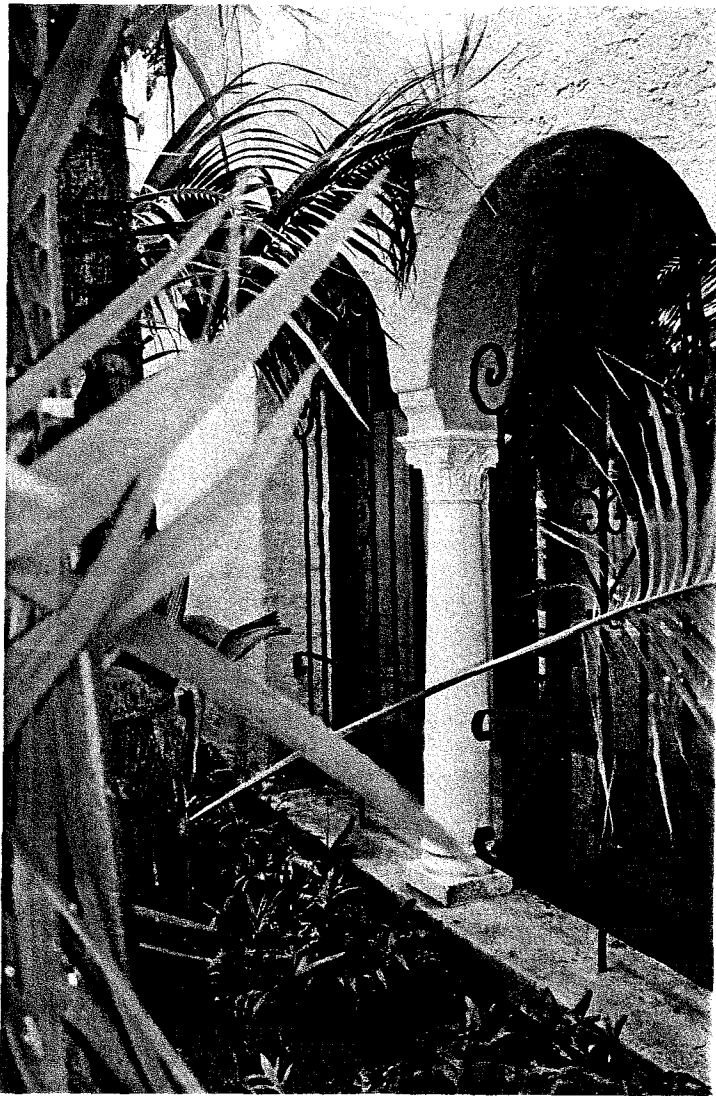






Principal Interior  
Courtyard 1  
(p. 2)



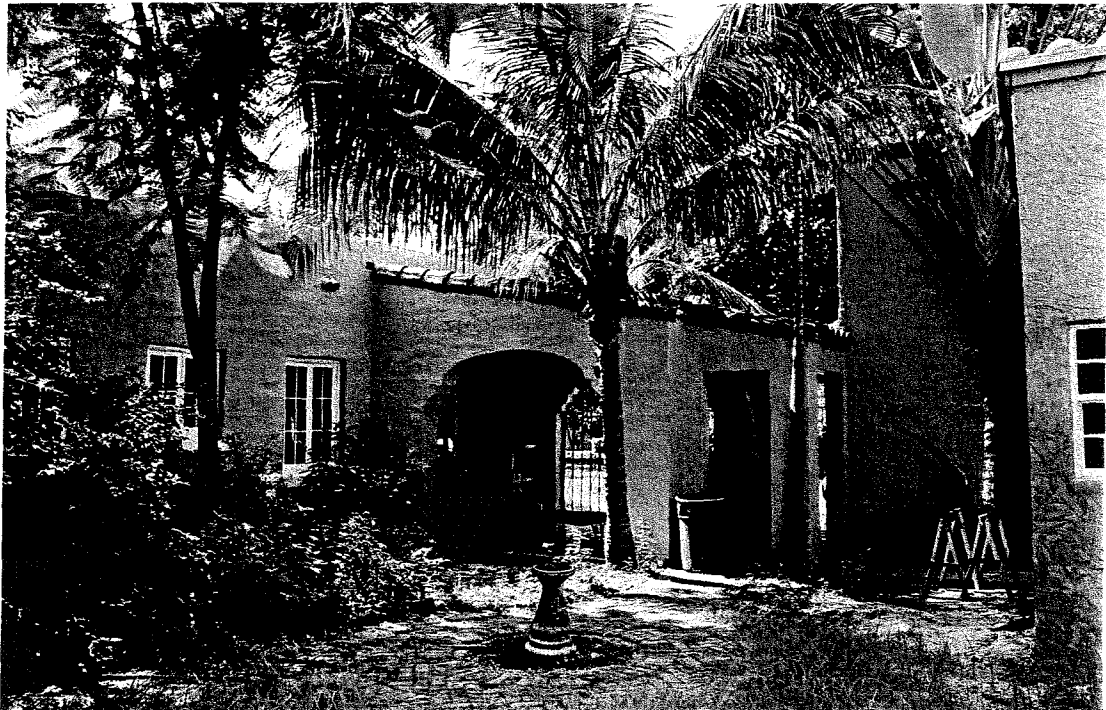
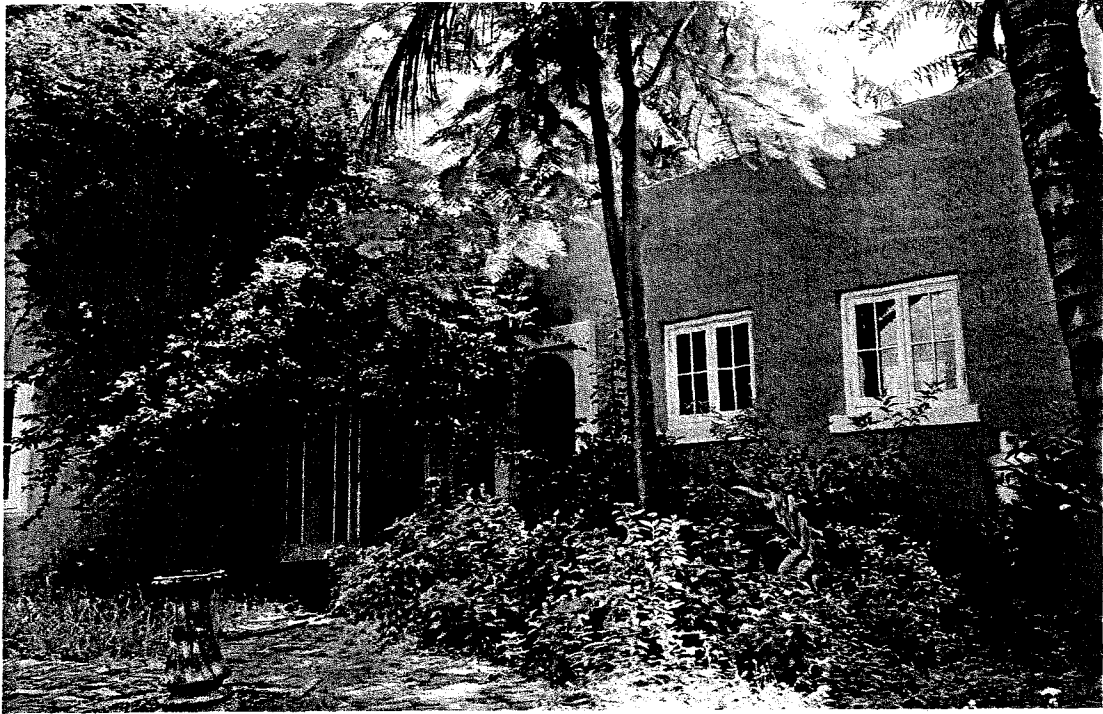


Principal Interior  
Courtyard 1  
(p. 3)





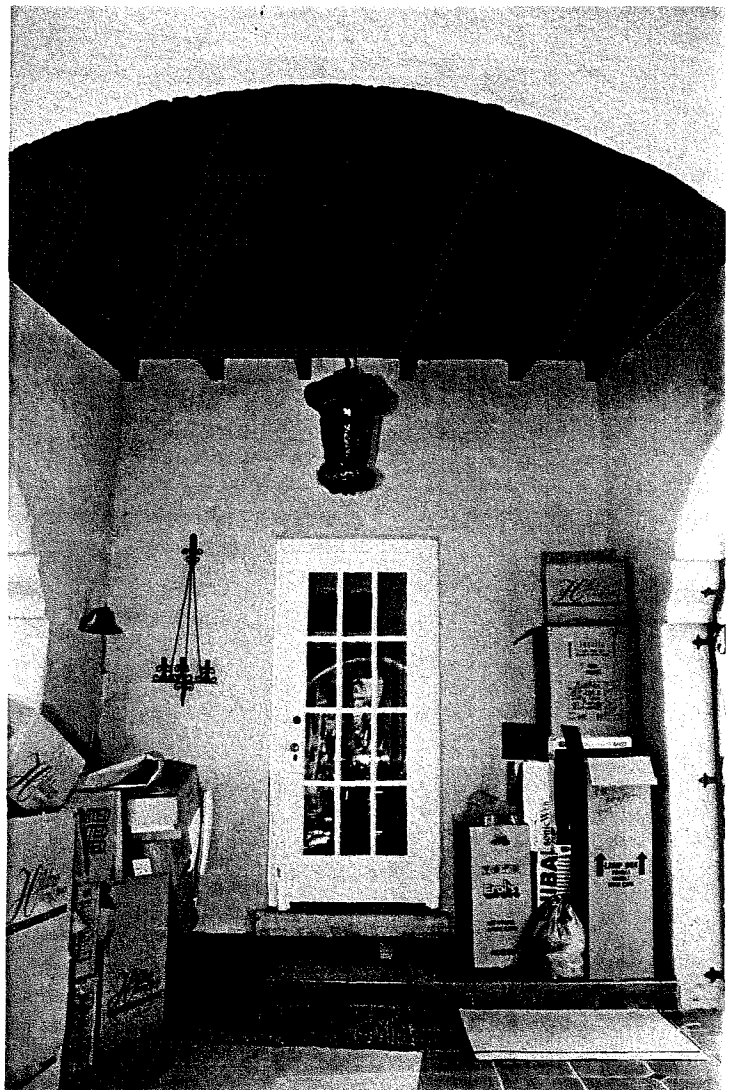
Feature 6: (exterior / interior)  
Interior Courtyard 2  
(p.1)



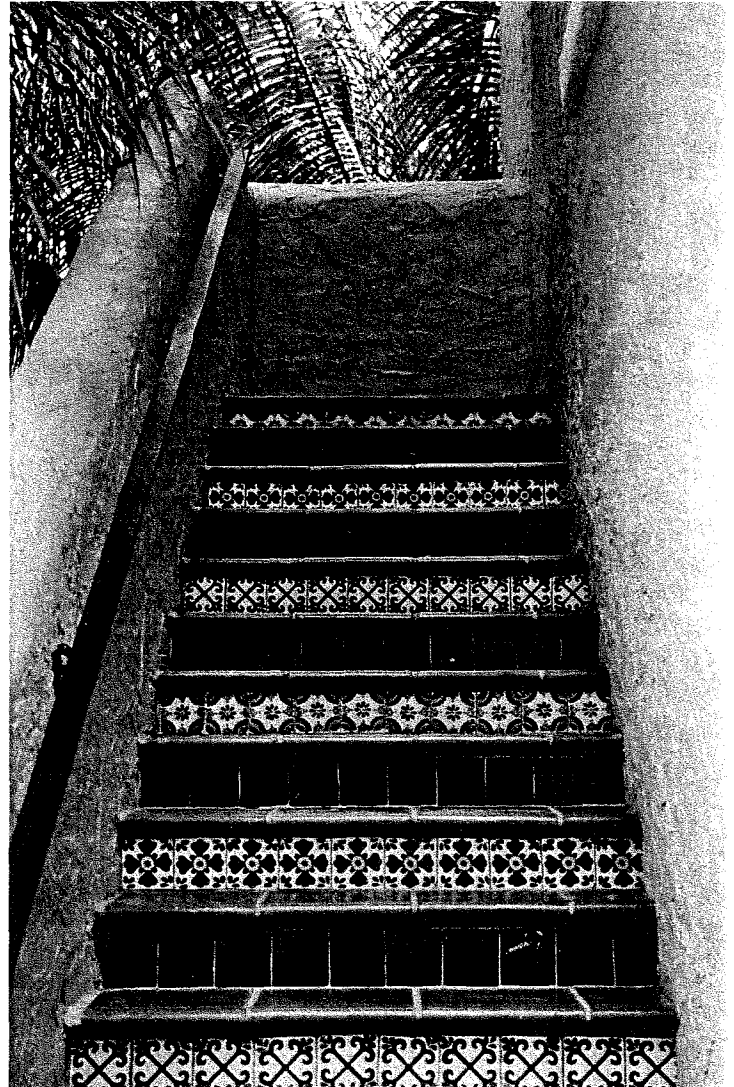
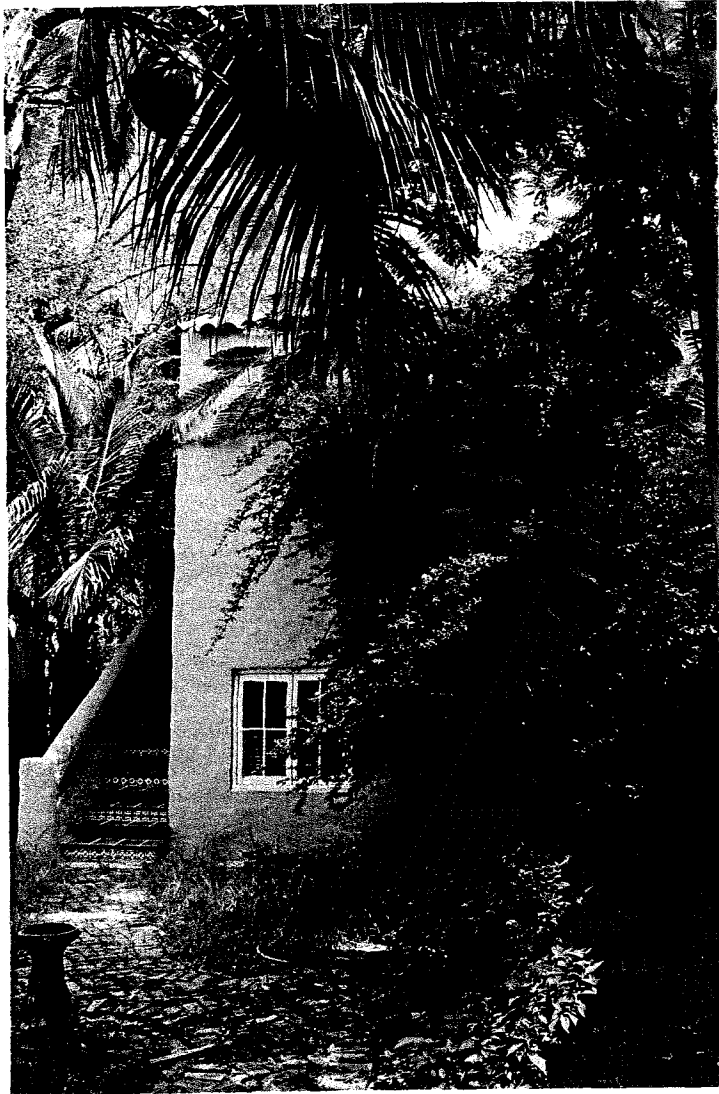
Interior Courtyard 2  
(p.2)



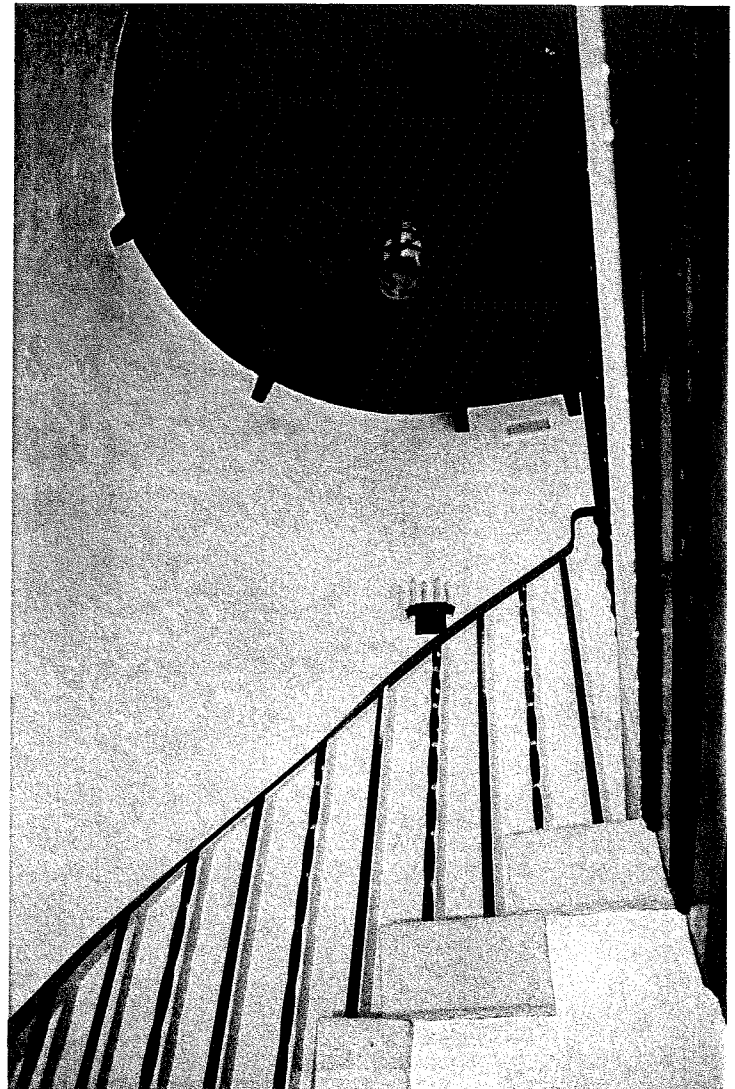
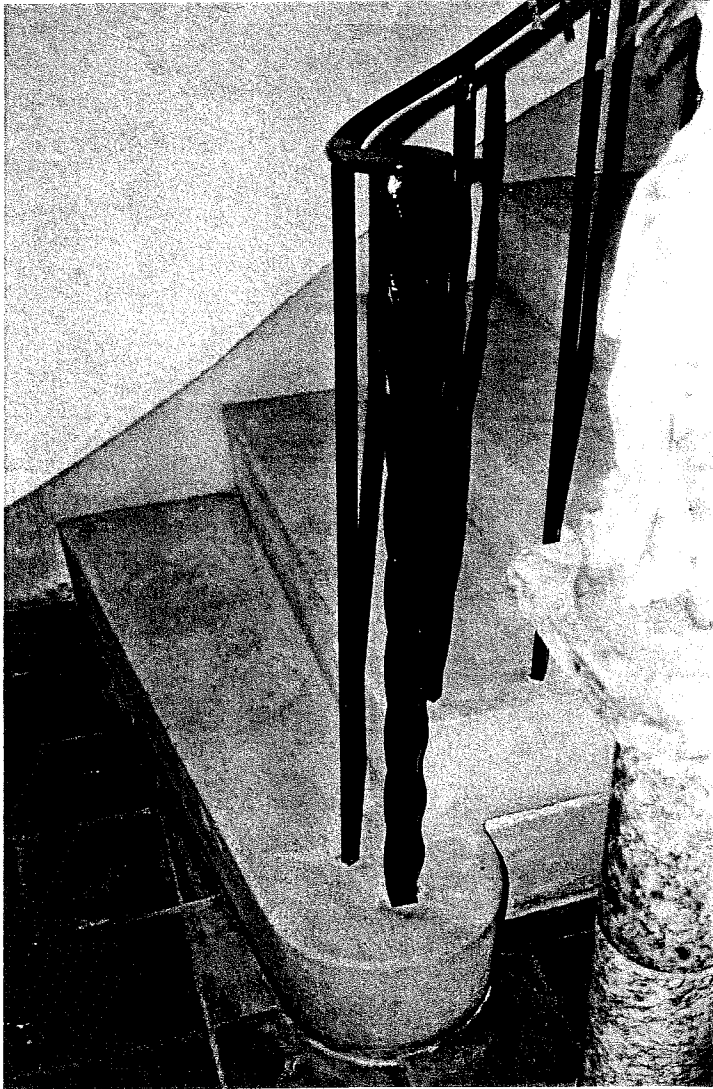
Carport



Interior Courtyard 2  
(p. 3)

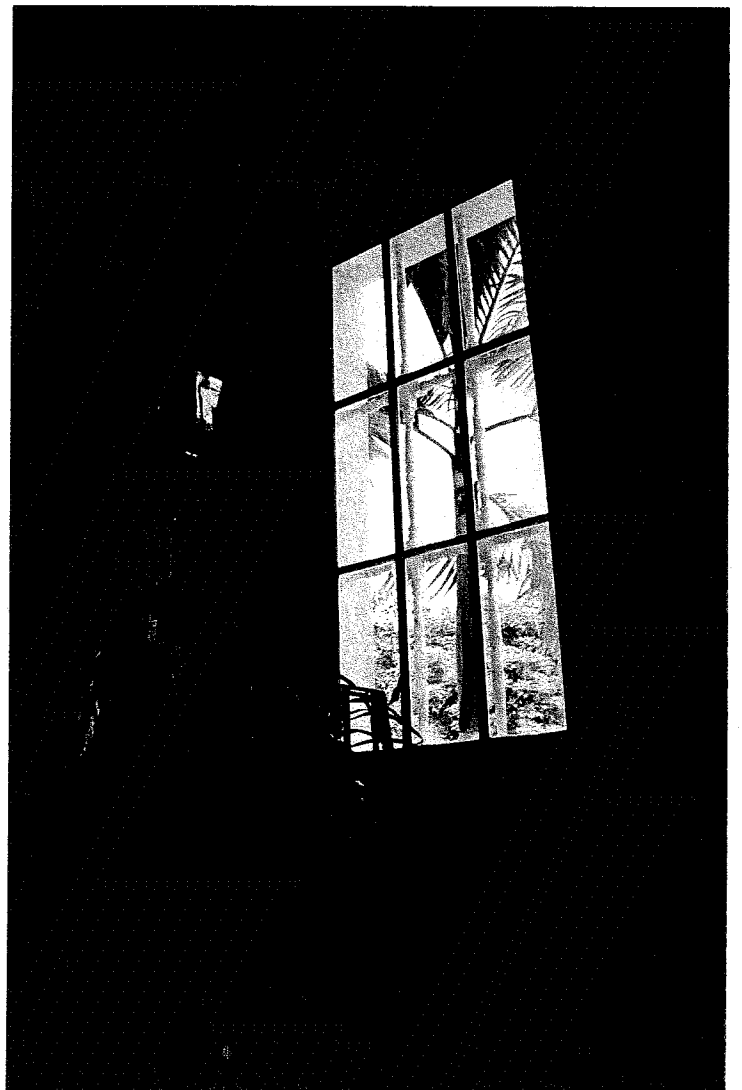
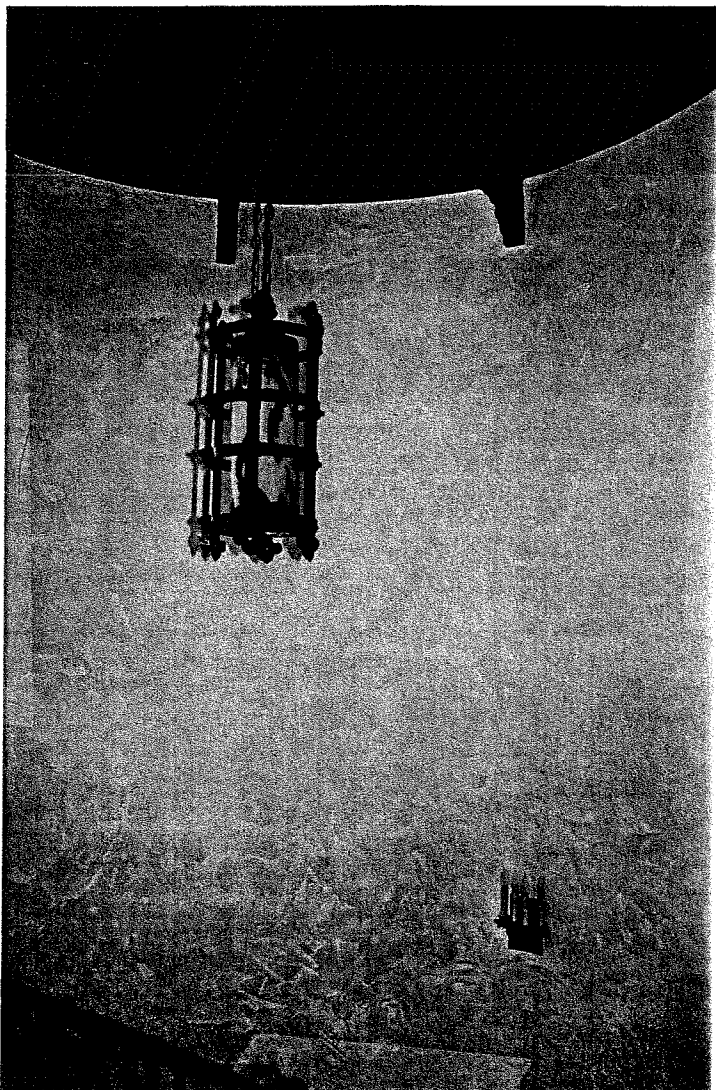
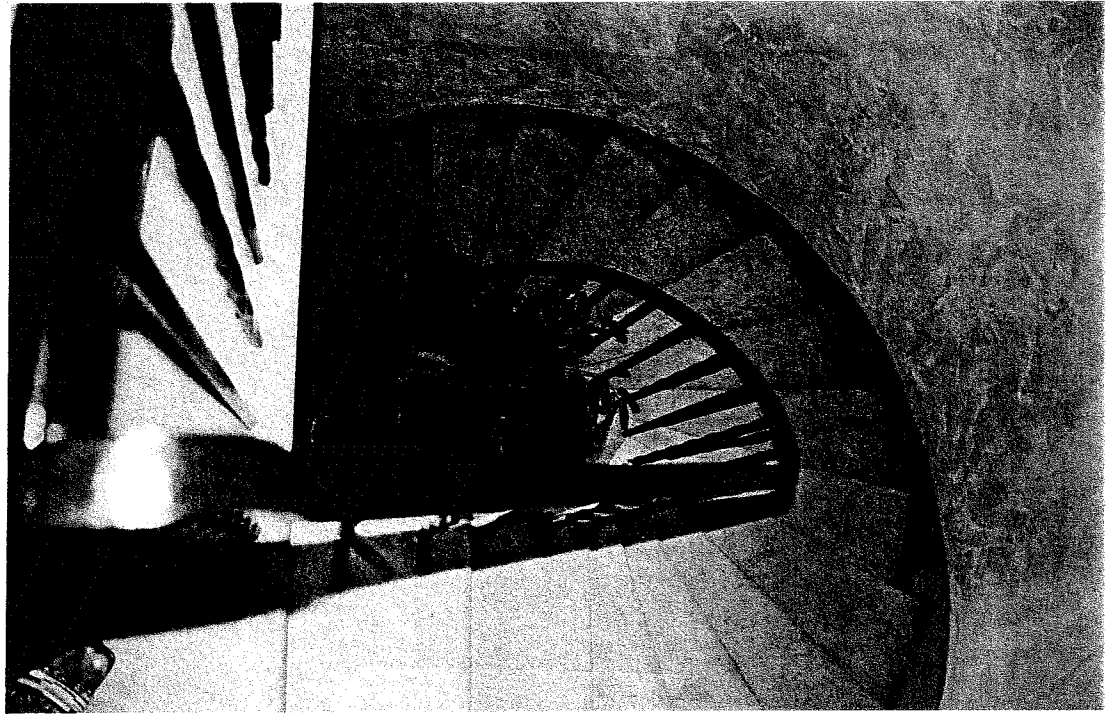


Feature 1 - Interior Architectural Features  
Entry Stair Tower  
(p.1)



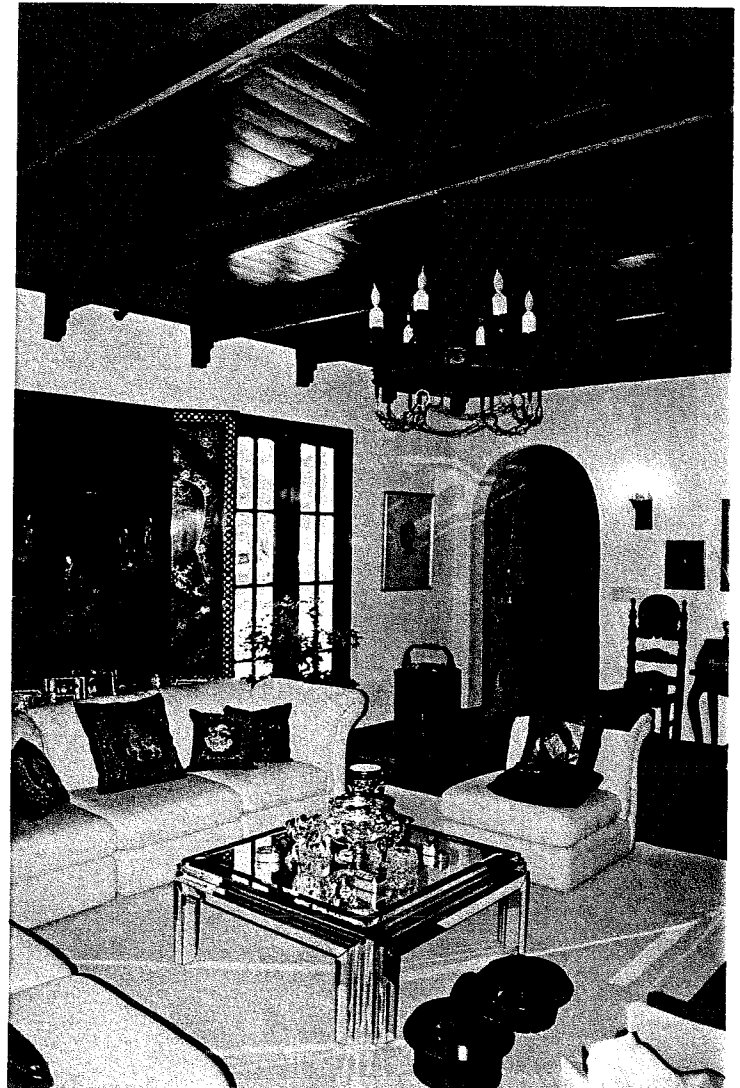
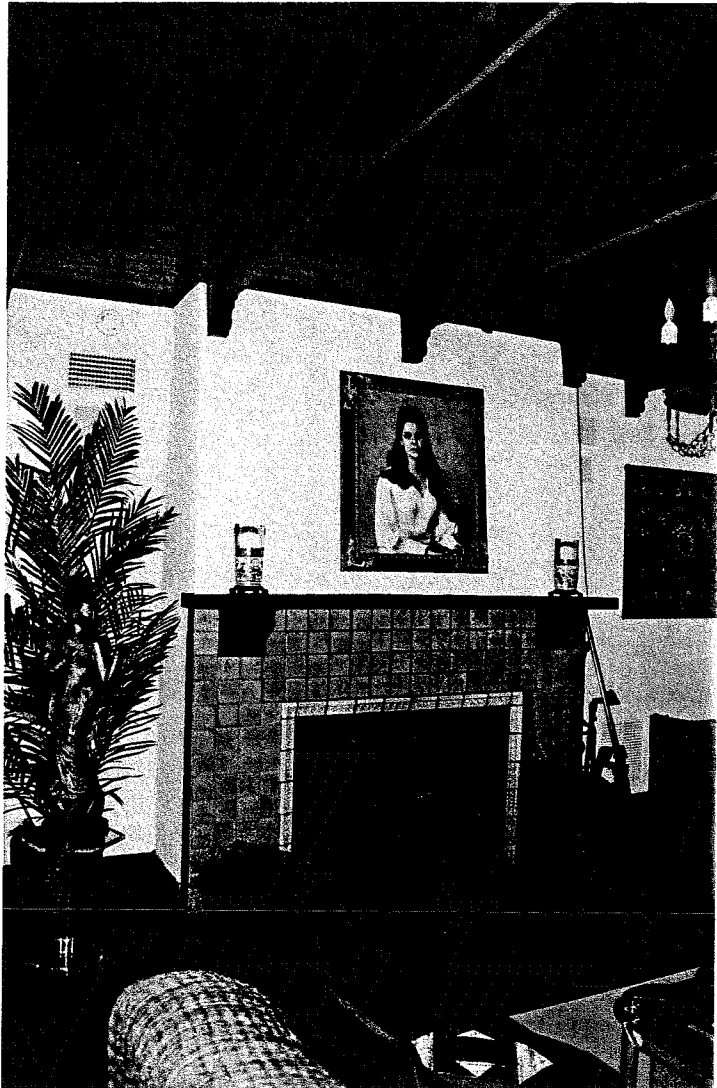


Entry Stair  
Tower  
(p. 2)



Feature 2 Interior

Formal Living Room  
(p.1)



note: fireplace 1

Formal living room  
(p. 2)



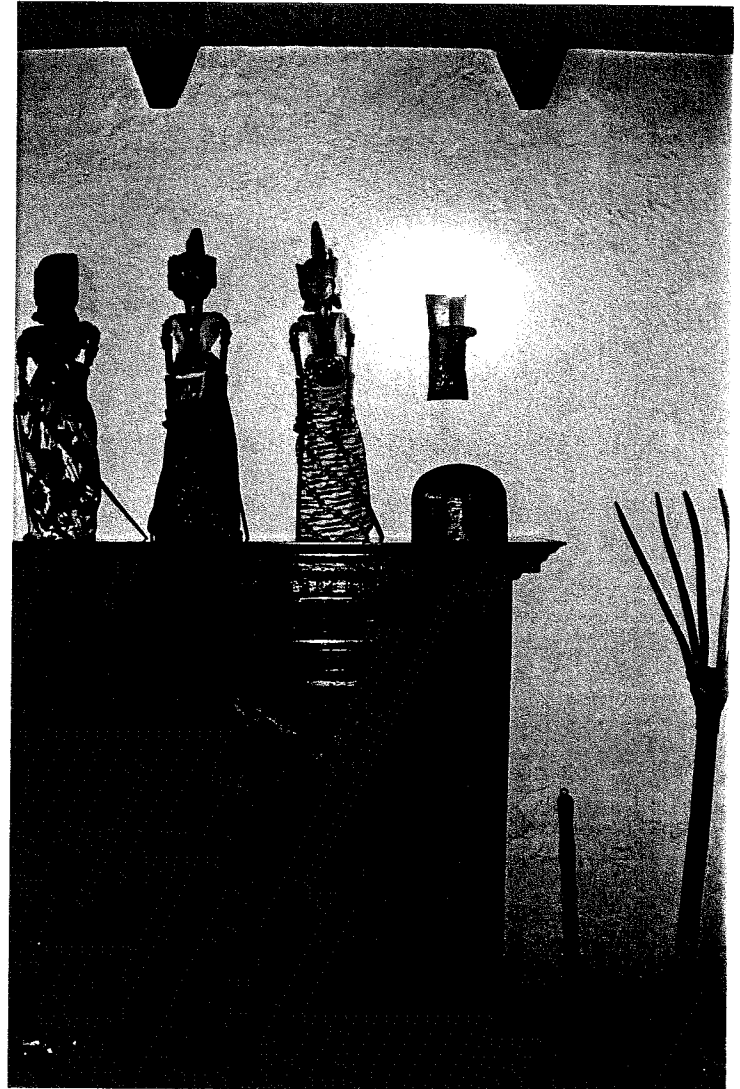
Feature 3 - Interior

Family Room & Breakfast Room  
(p.1)





Family & Brea''Cast Room  
(p. 2)

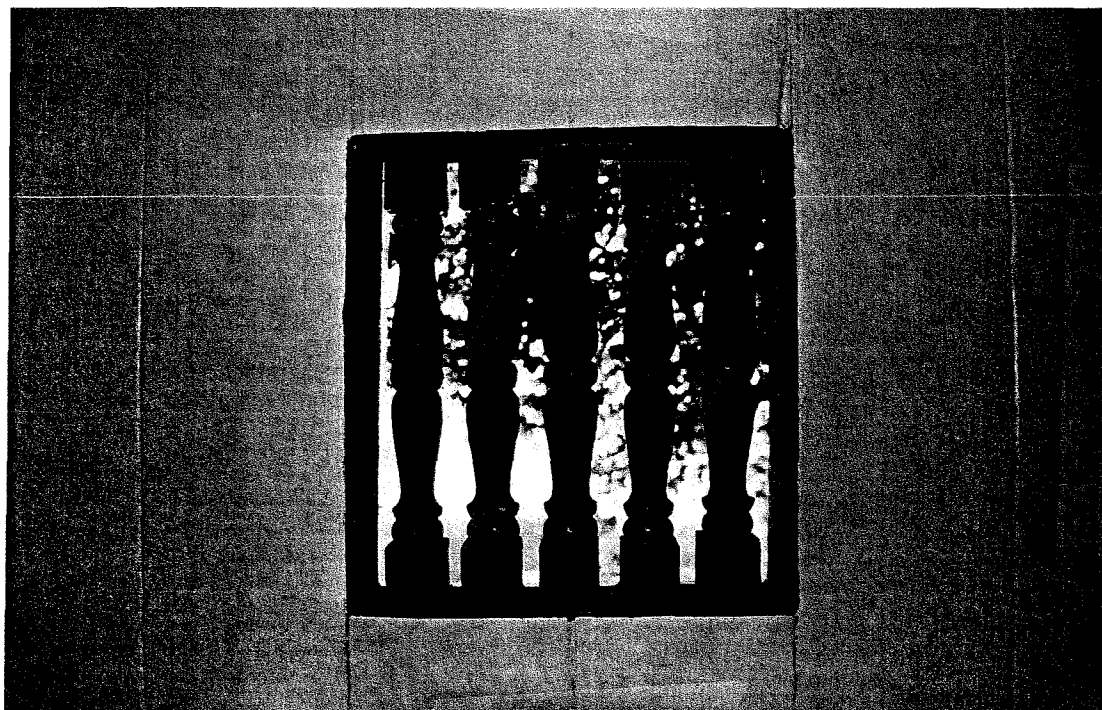
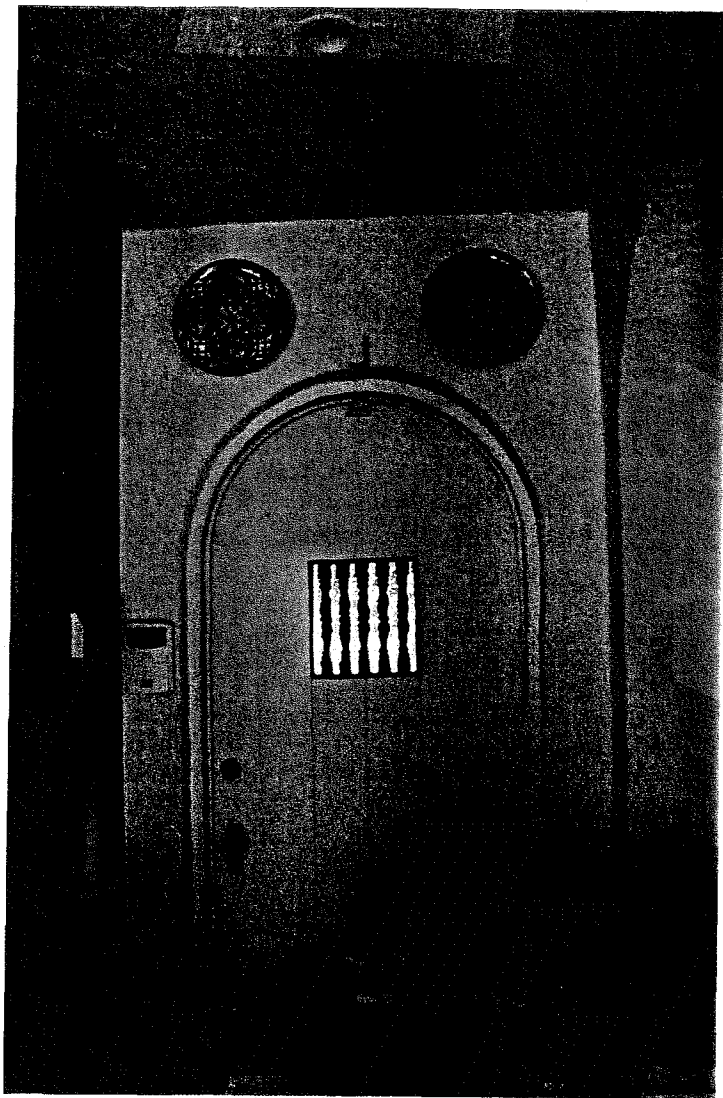


note: fireplace 2

Feature 4 - Interior  
Kitchen (p.1)



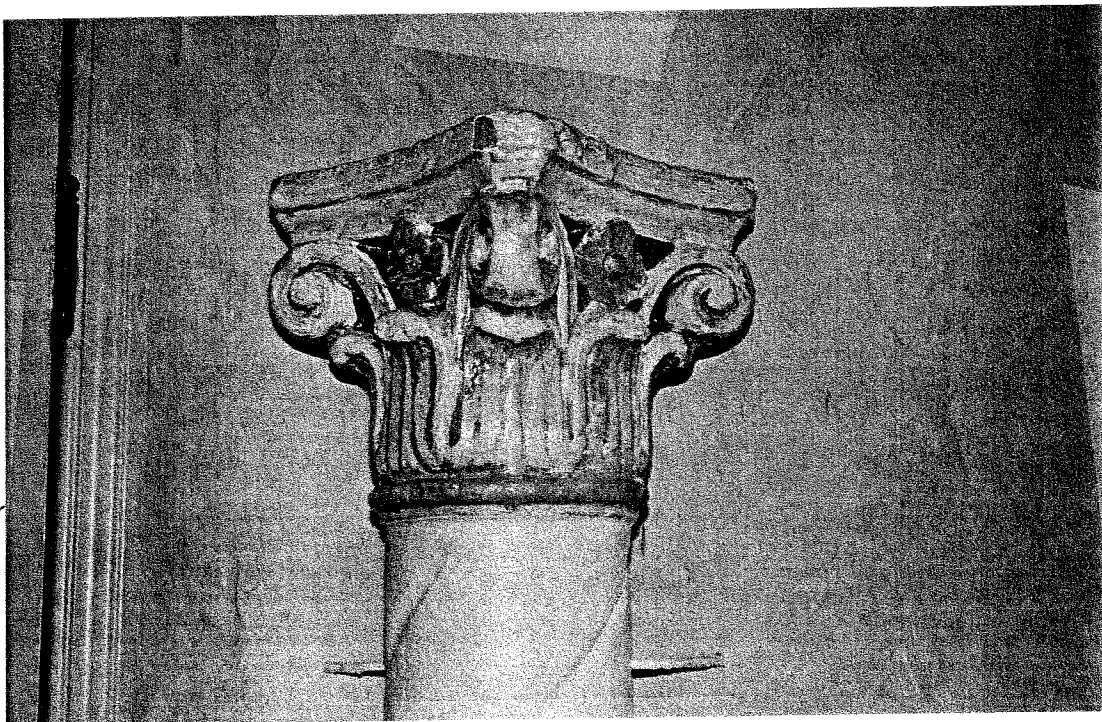
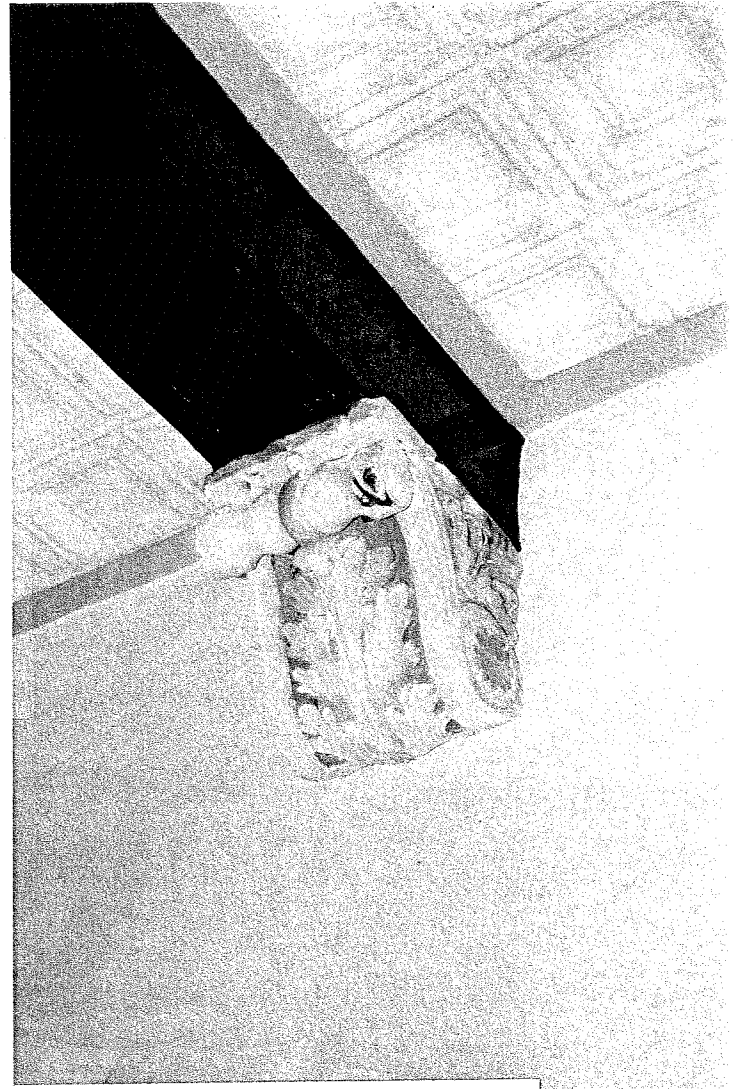
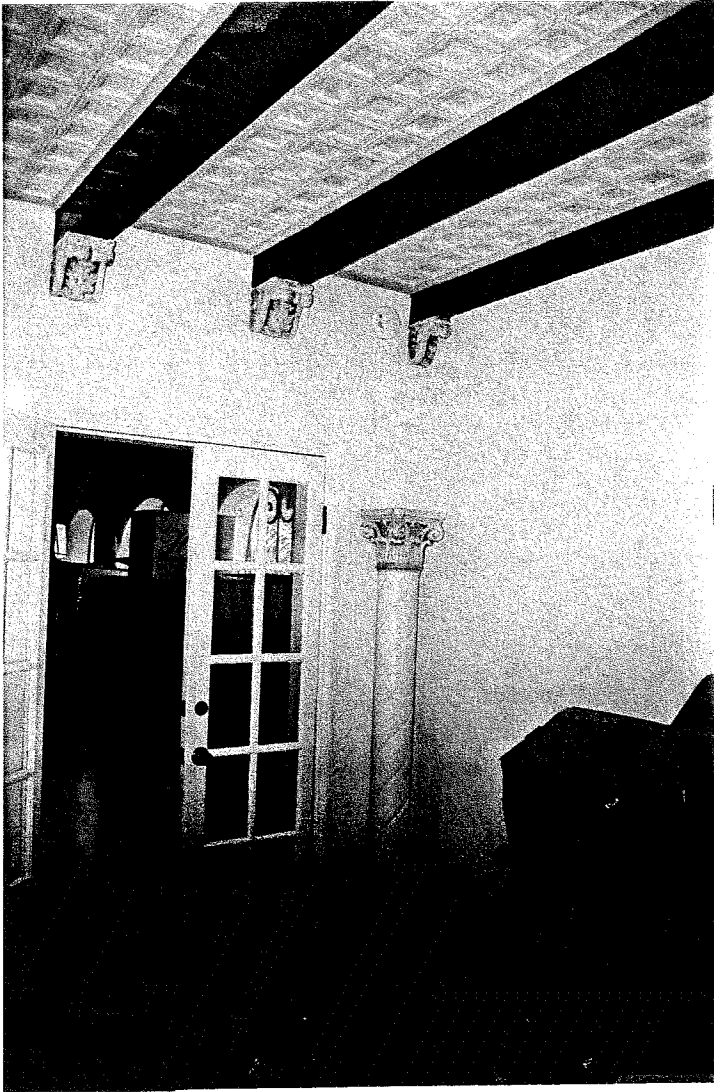
Kitchen (p. 2)





Feature 5 - Interior

Master Bedroom (p.1)

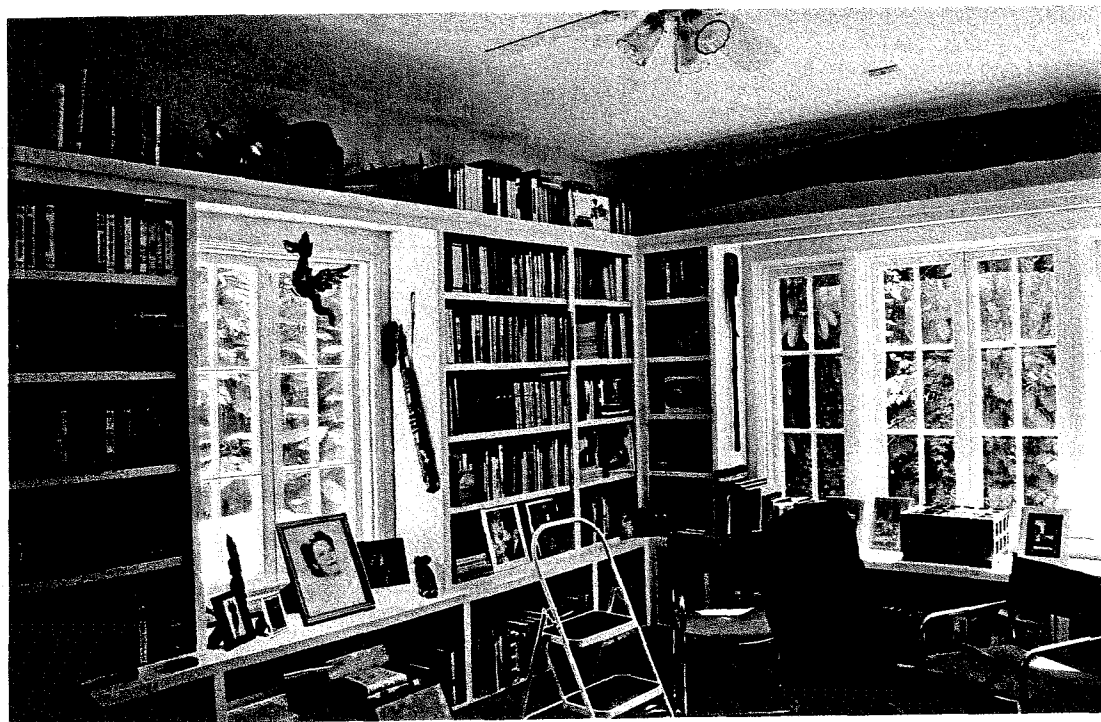
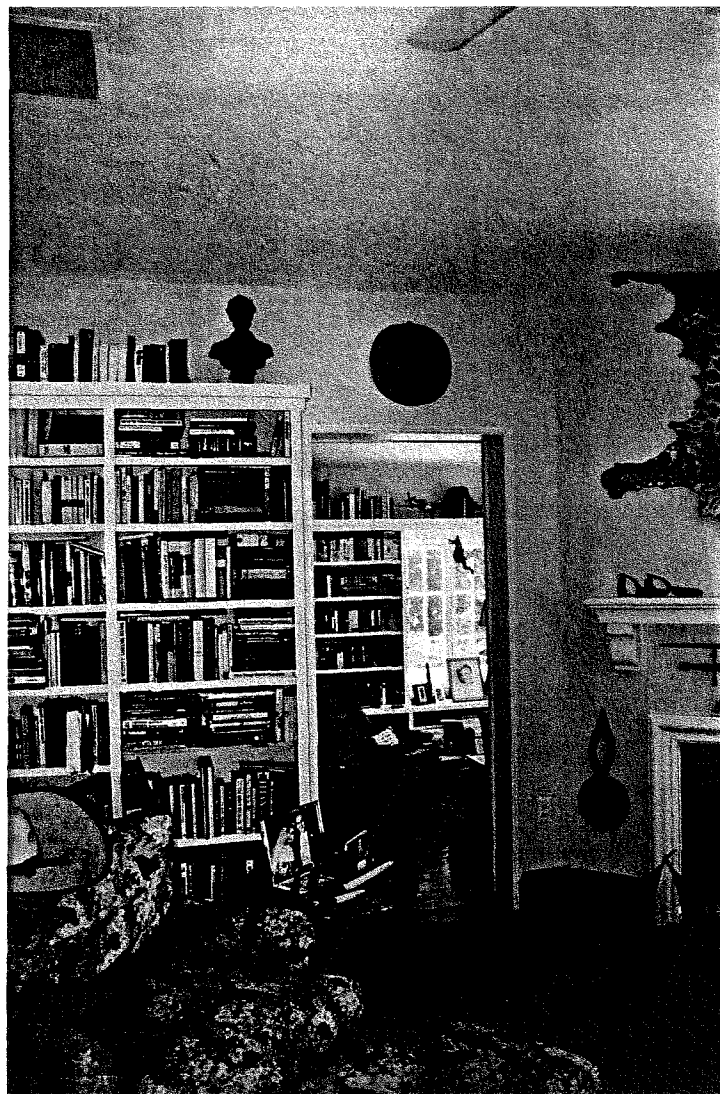


Feature 6:  
Interior  
Libraries  
(p.1)

note:  
fireplace 3



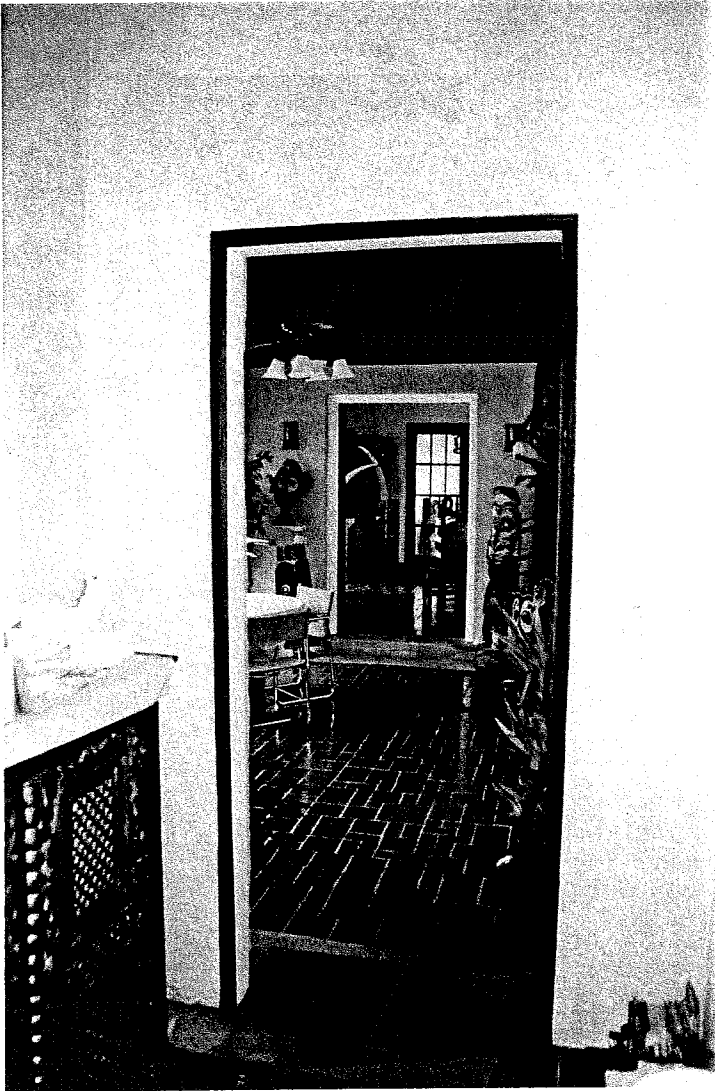
Libraries  
(p. 2)



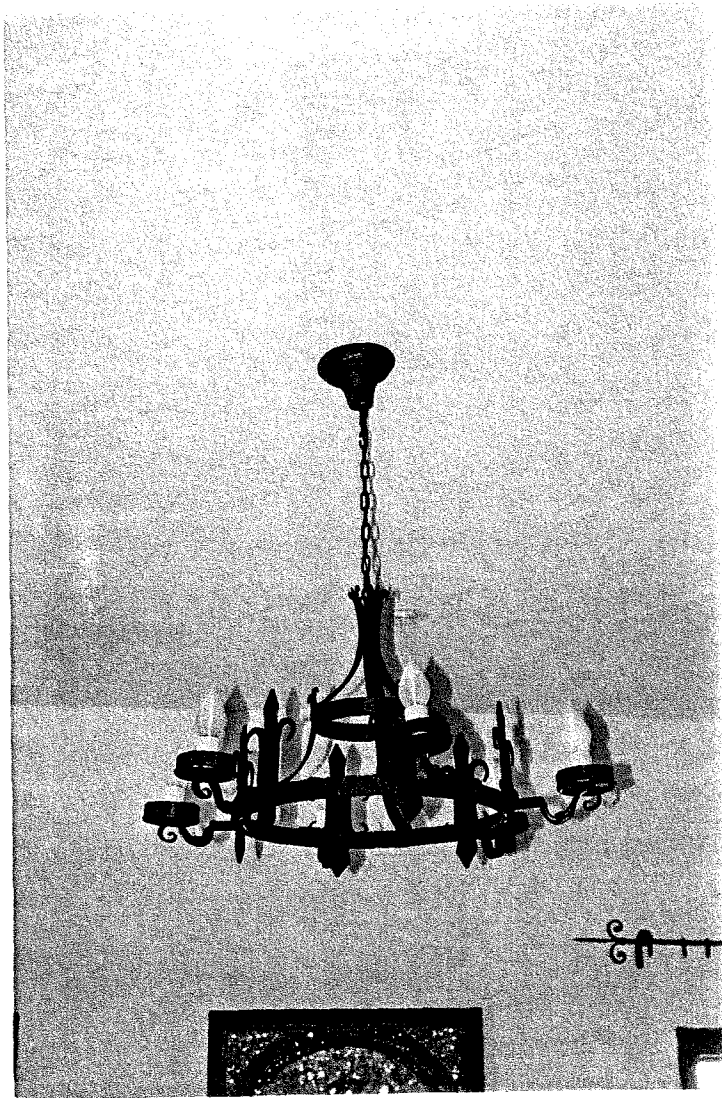


Feature 7: Interior

some miscellaneous features  
throughout  
(p.13)

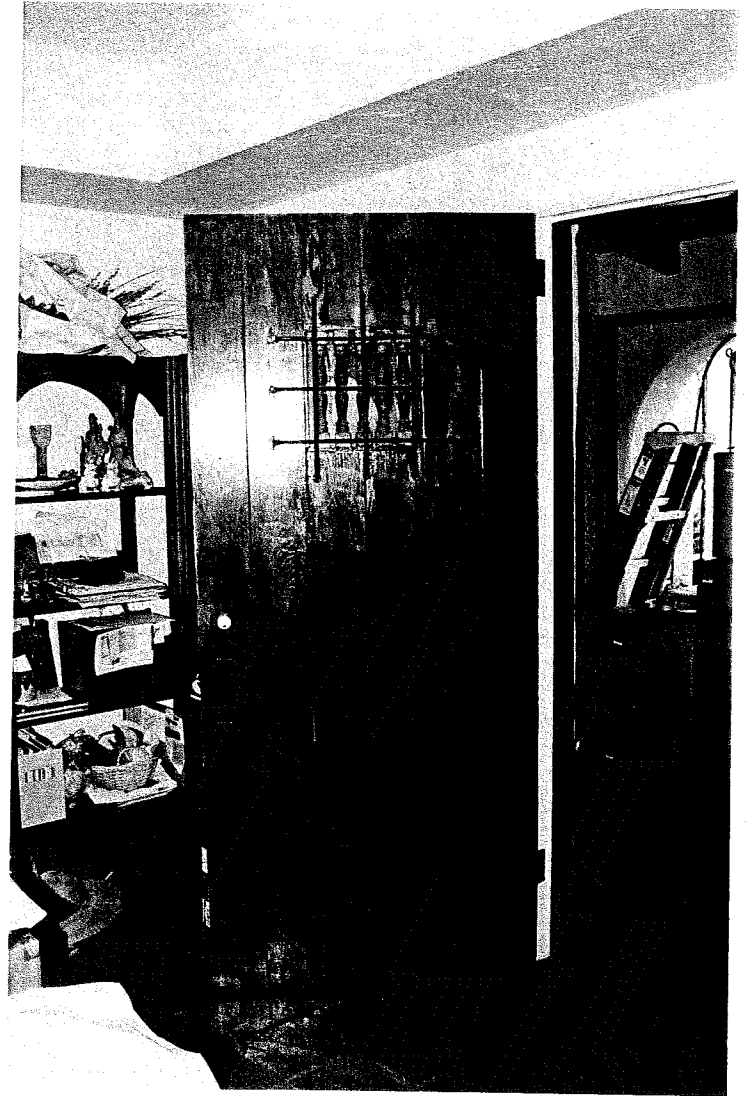
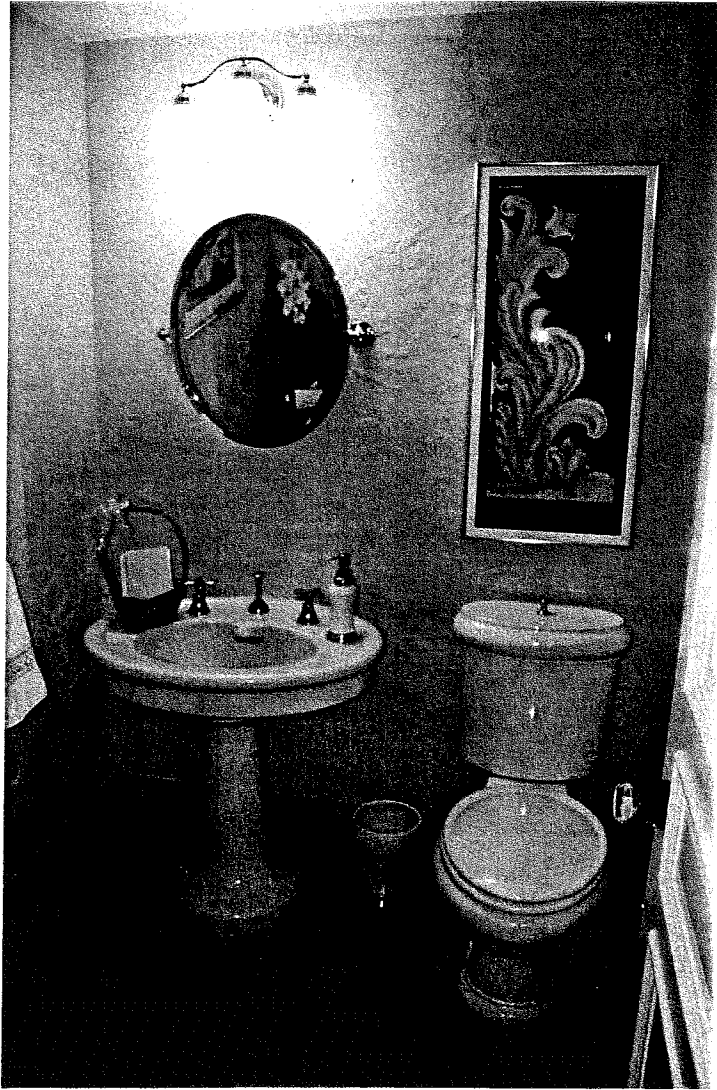


Some miscellaneous features throughout  
(p. 2)

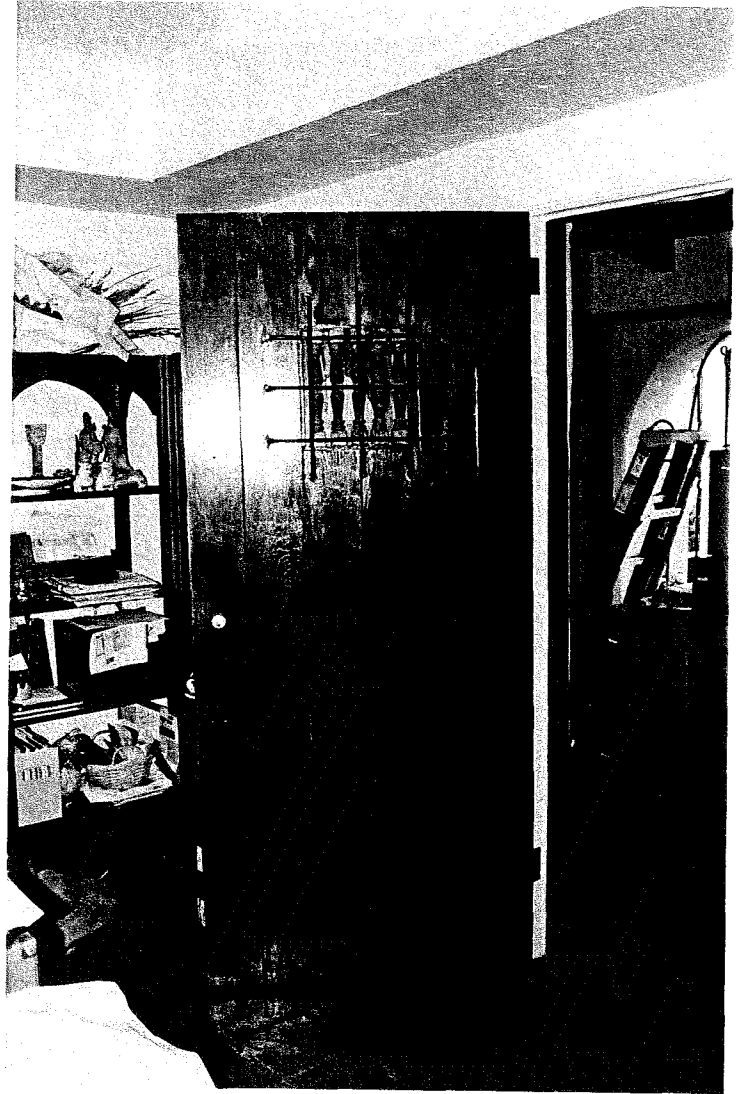
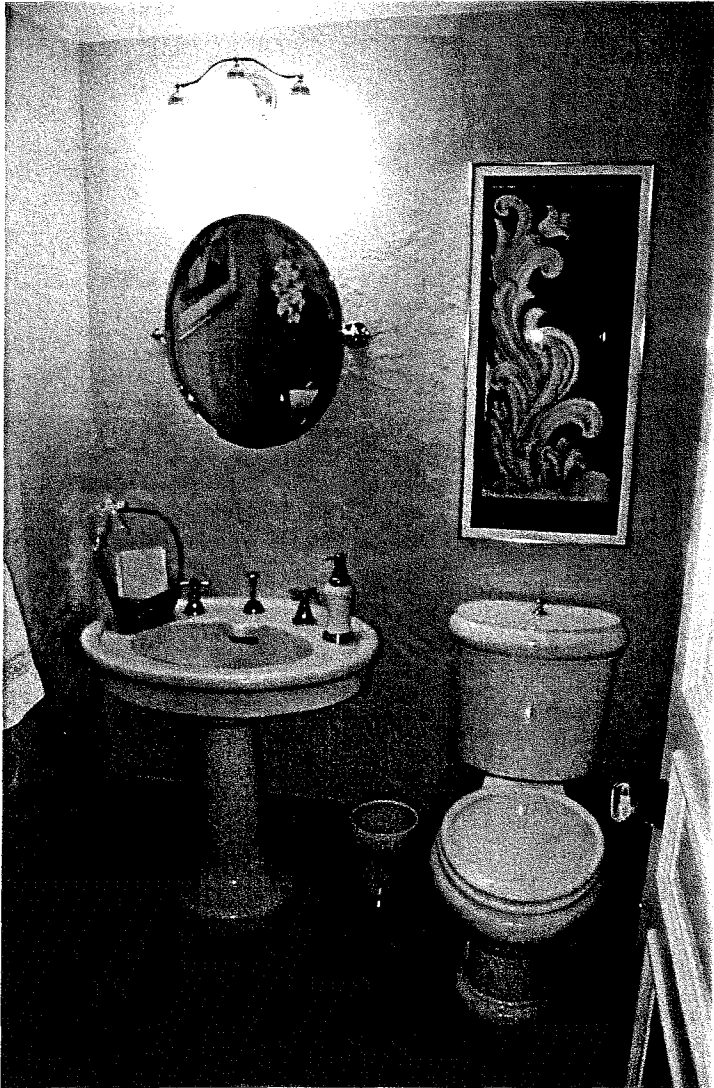




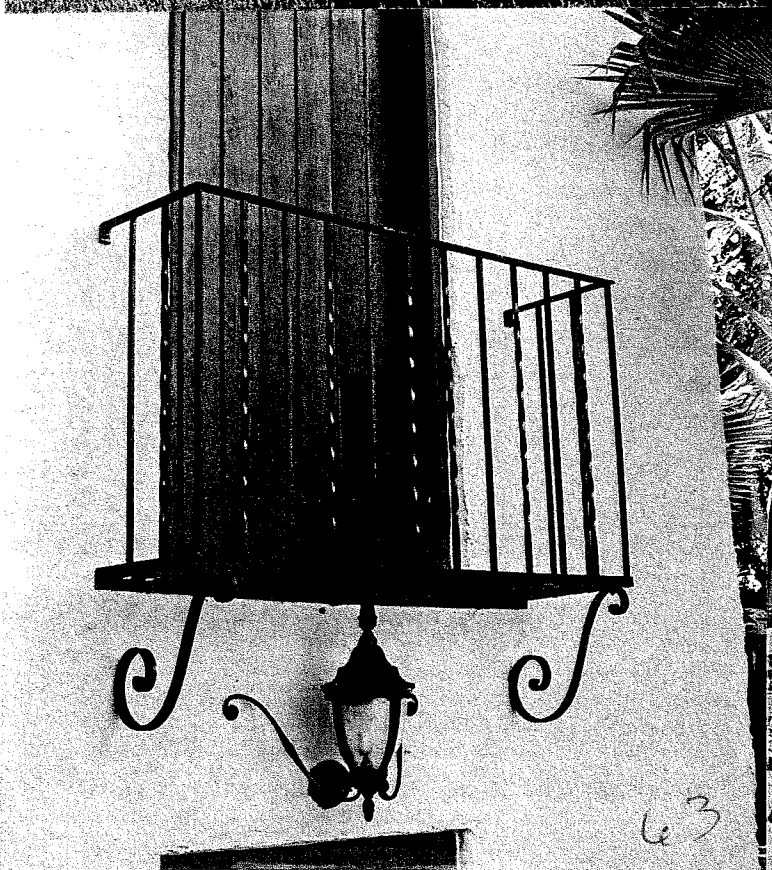
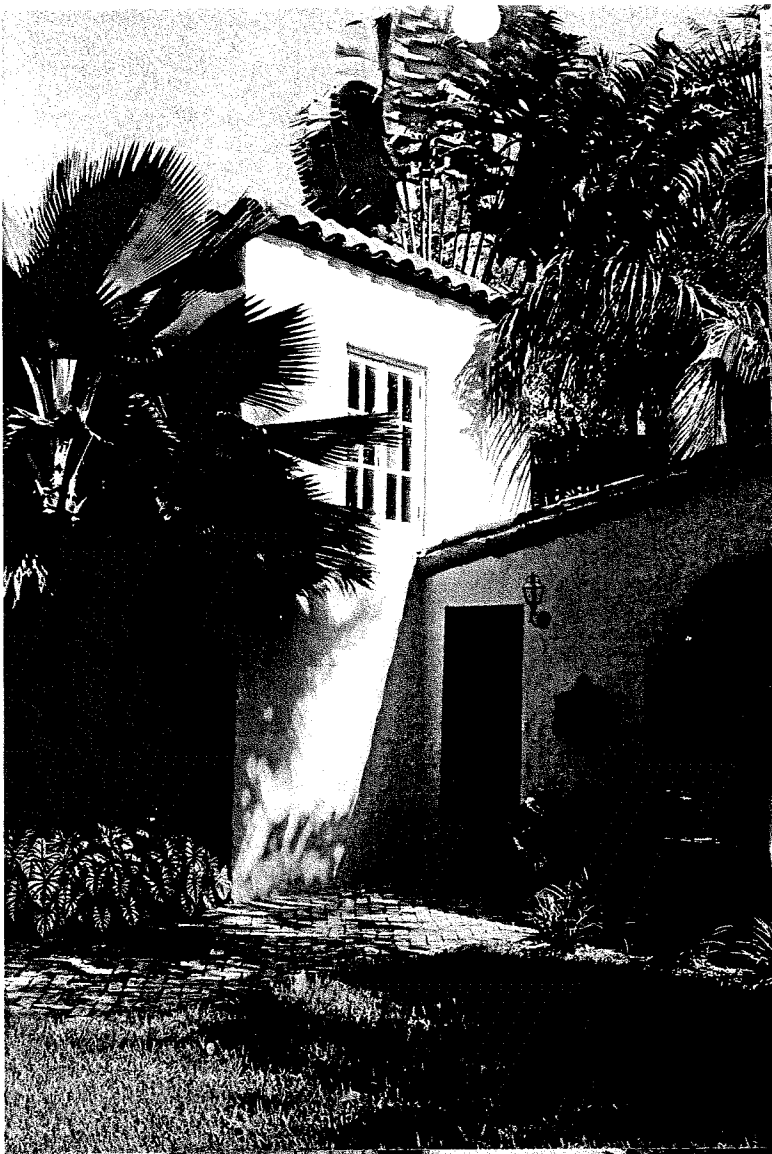
Some miscellaneous features throughout  
(p.3)



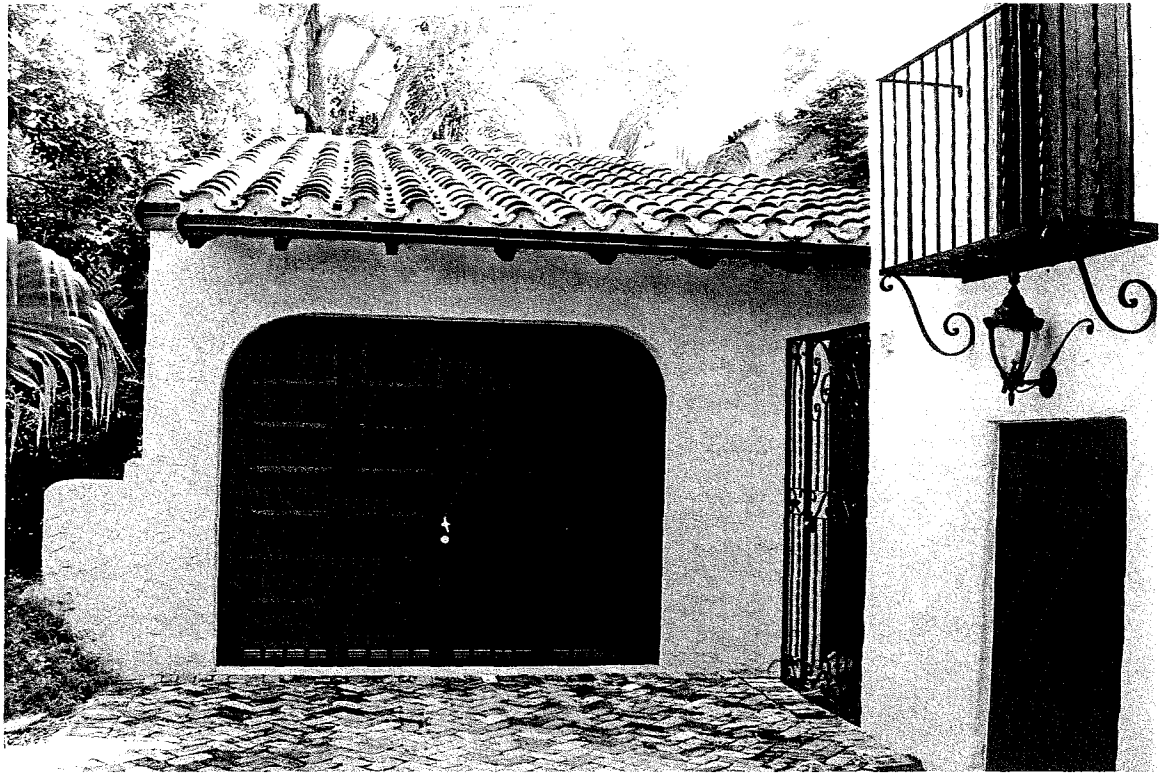
Some miscellaneous features throughout  
(p.3)



PUMP TOWER ELEVATION



63

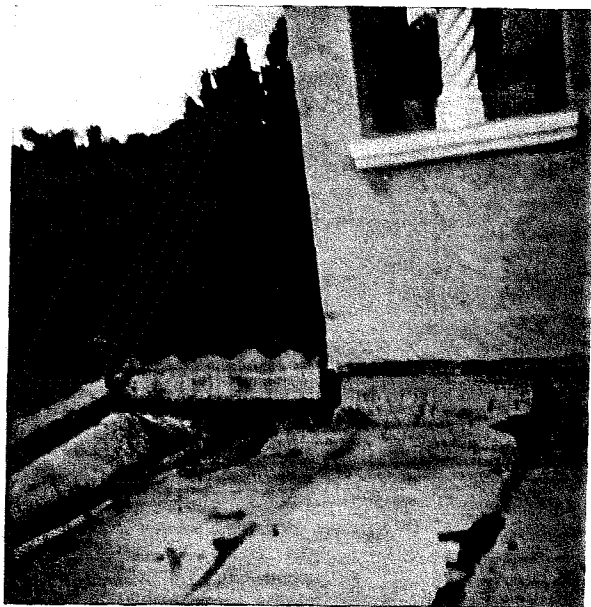


SIDE ELEVATION (LEFT)



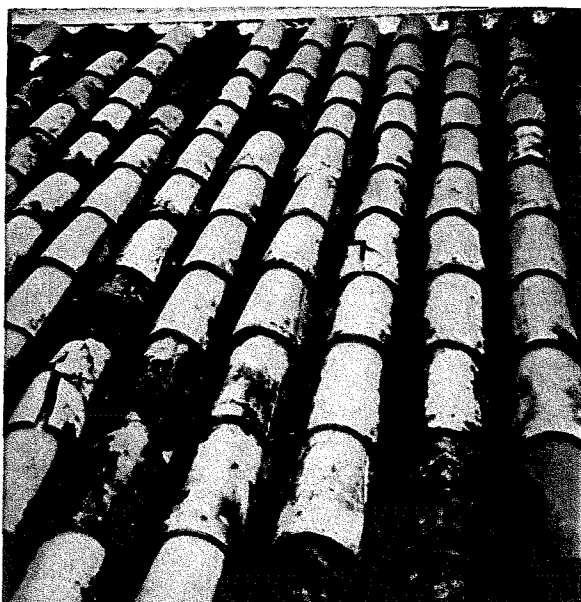


Inspector: SERGIO WALSH Address: 928 CASTLE AVE Date 12-21-9



COMMENTS: FLAT AREA 2<sup>ND</sup> FLOOR

COMMENTS: FLAT ROOF AREA



65

COMMENTS: BROKEN TILES SHALL

COMMENTS: BROKEN TILES SHALL

Inspector: SERGIO BALASINDE

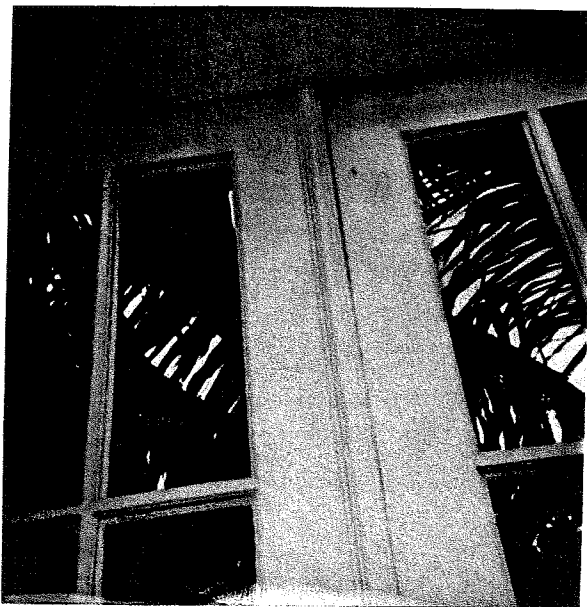
Address: 928 CASTILE AVE

Date 12-21-9



COMMENTS: WINDOWS IN POOR  
condition

COMMENTS: WINDOW FRAMES  
rotten



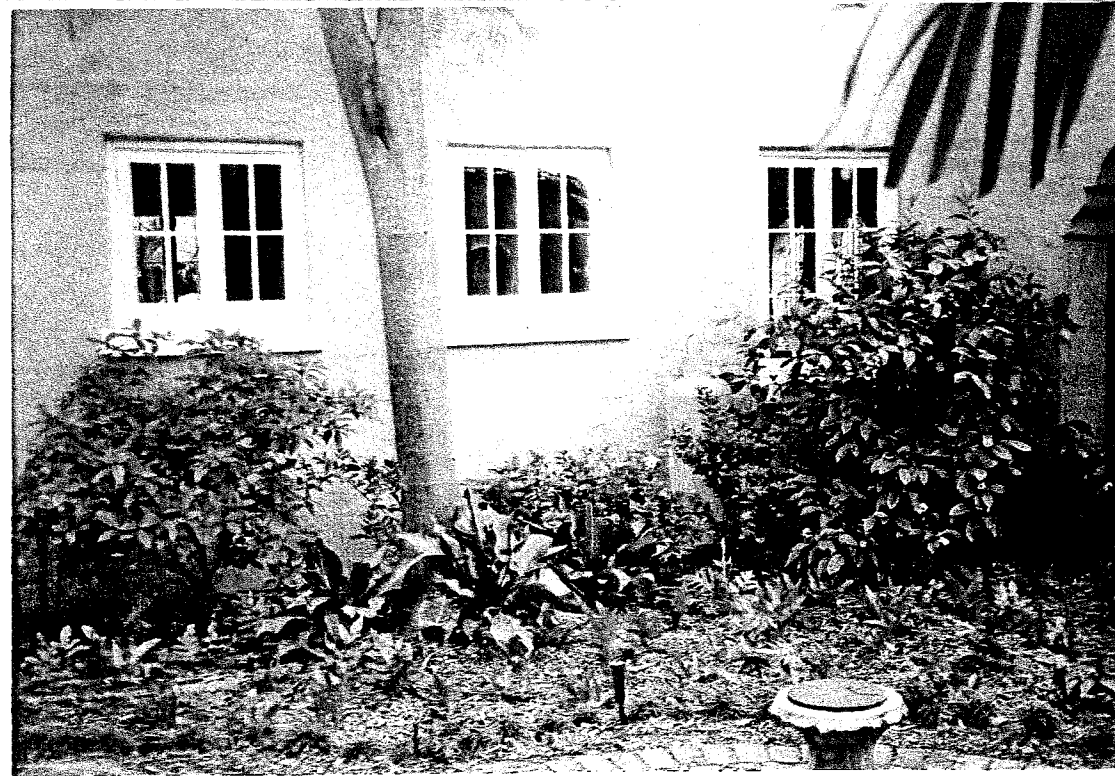
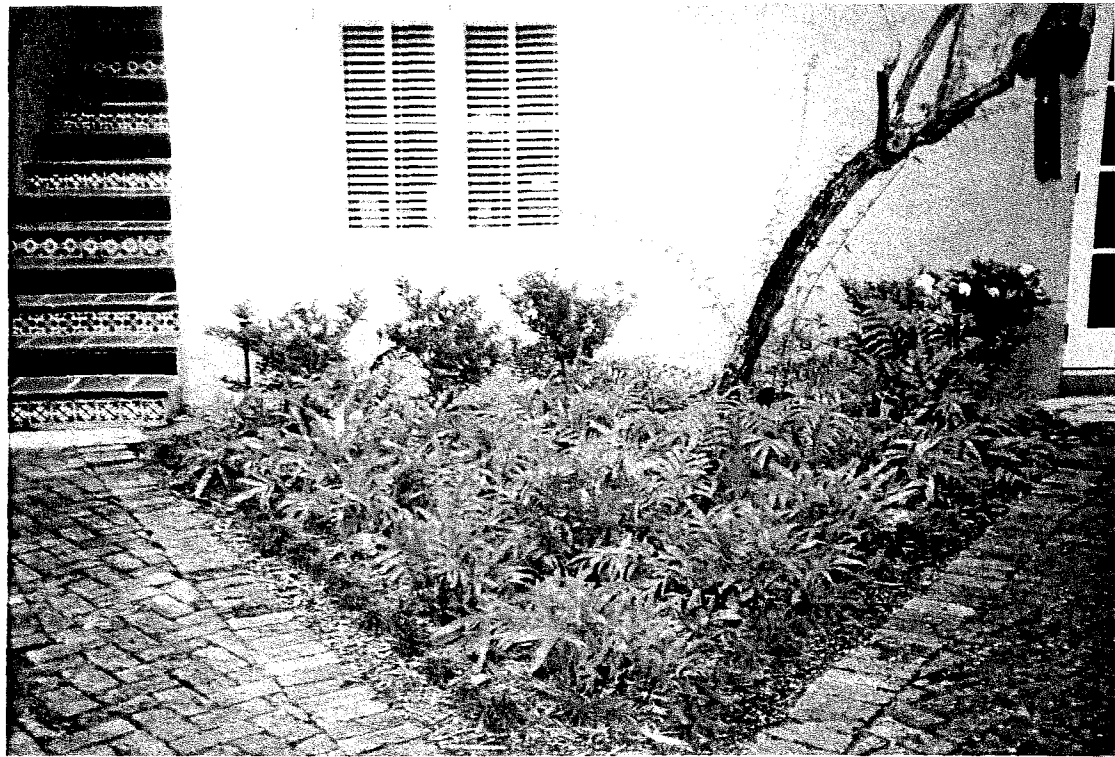
66

COMMENTS: Door not latched

COMMENTS: A/C compressor

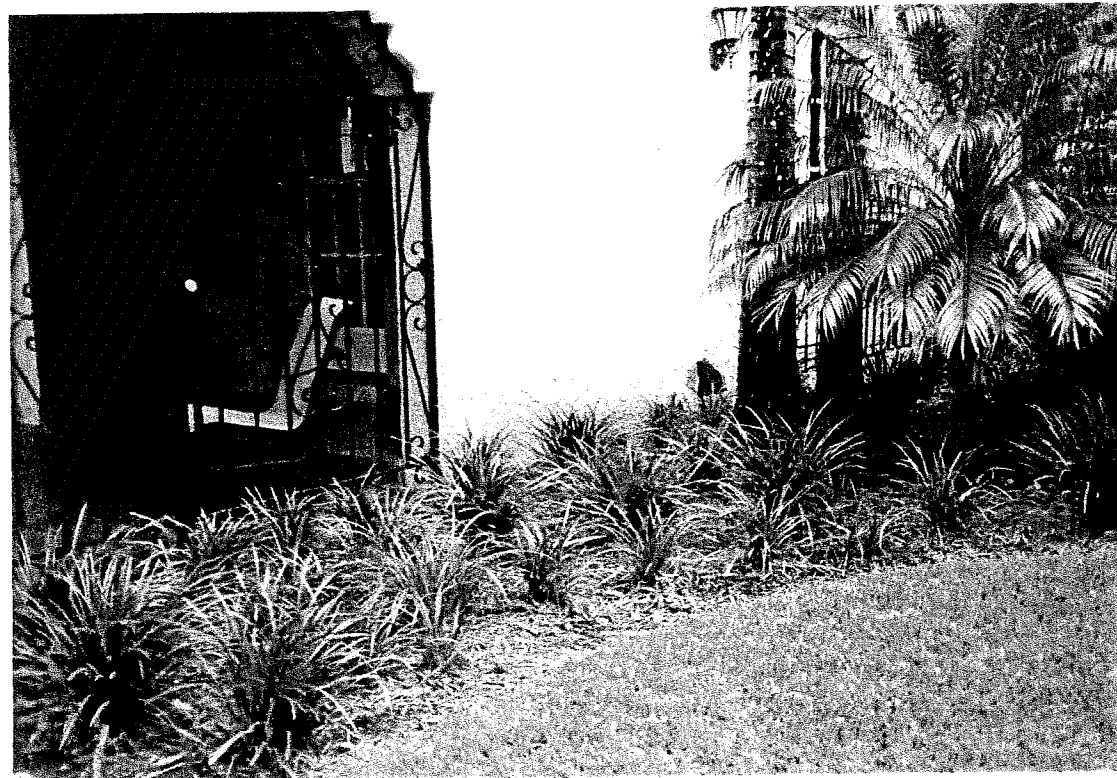


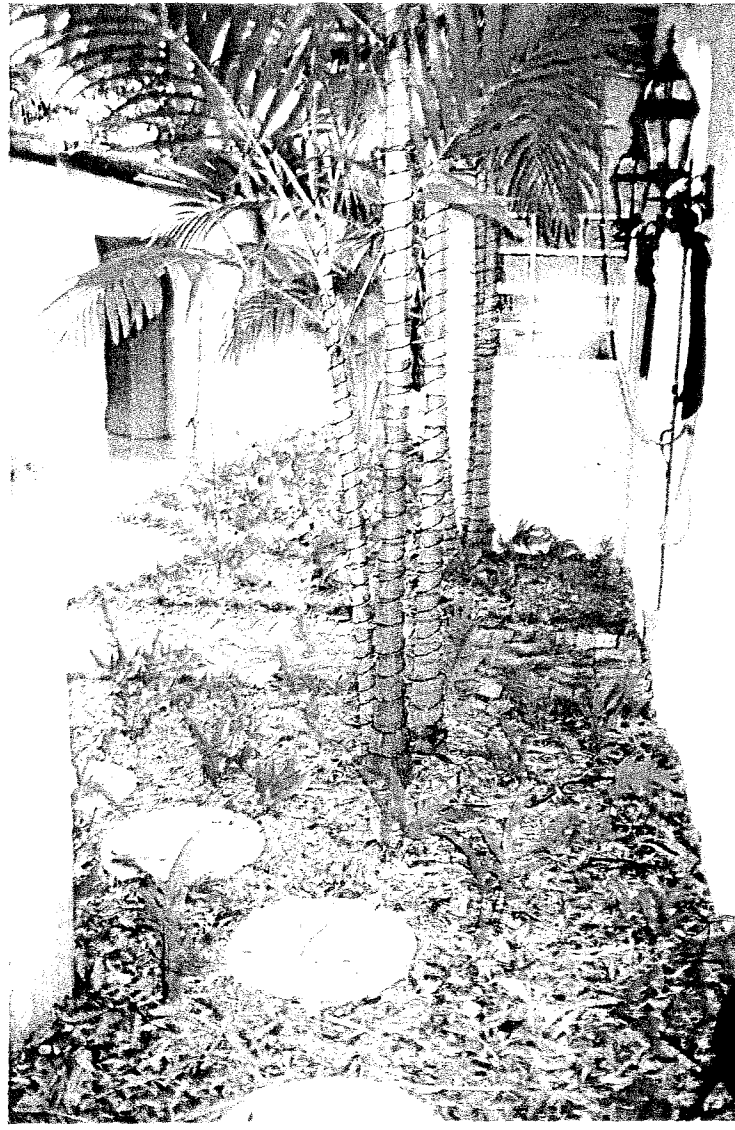






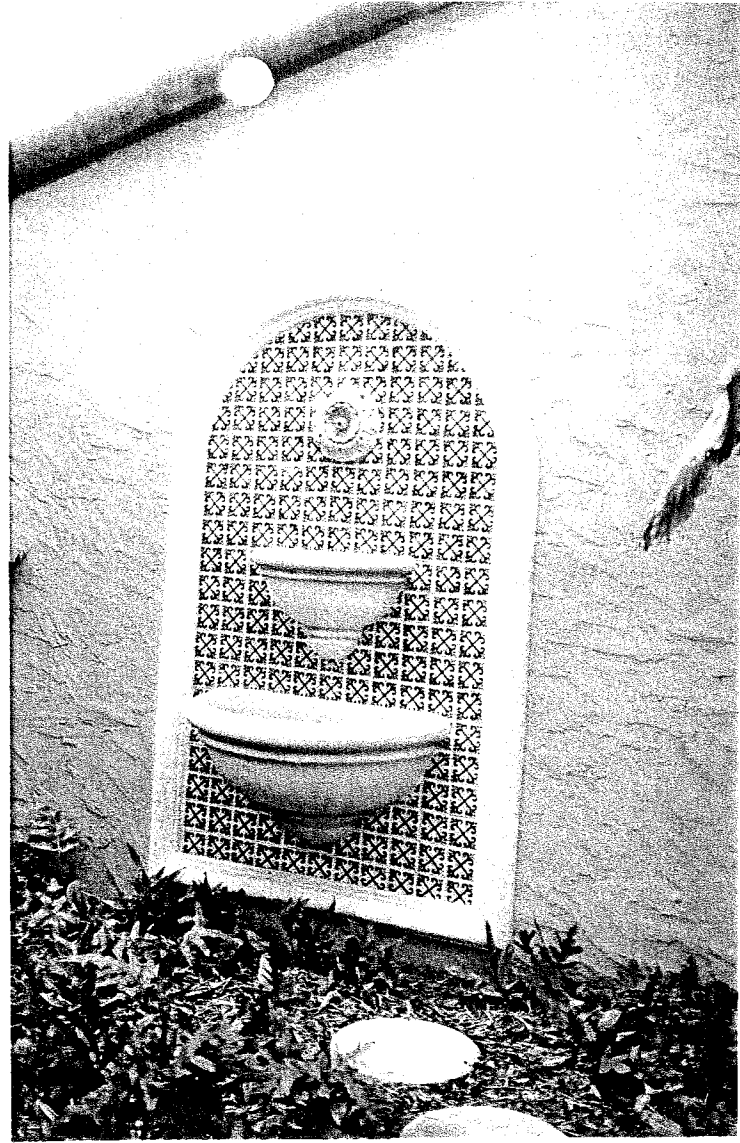
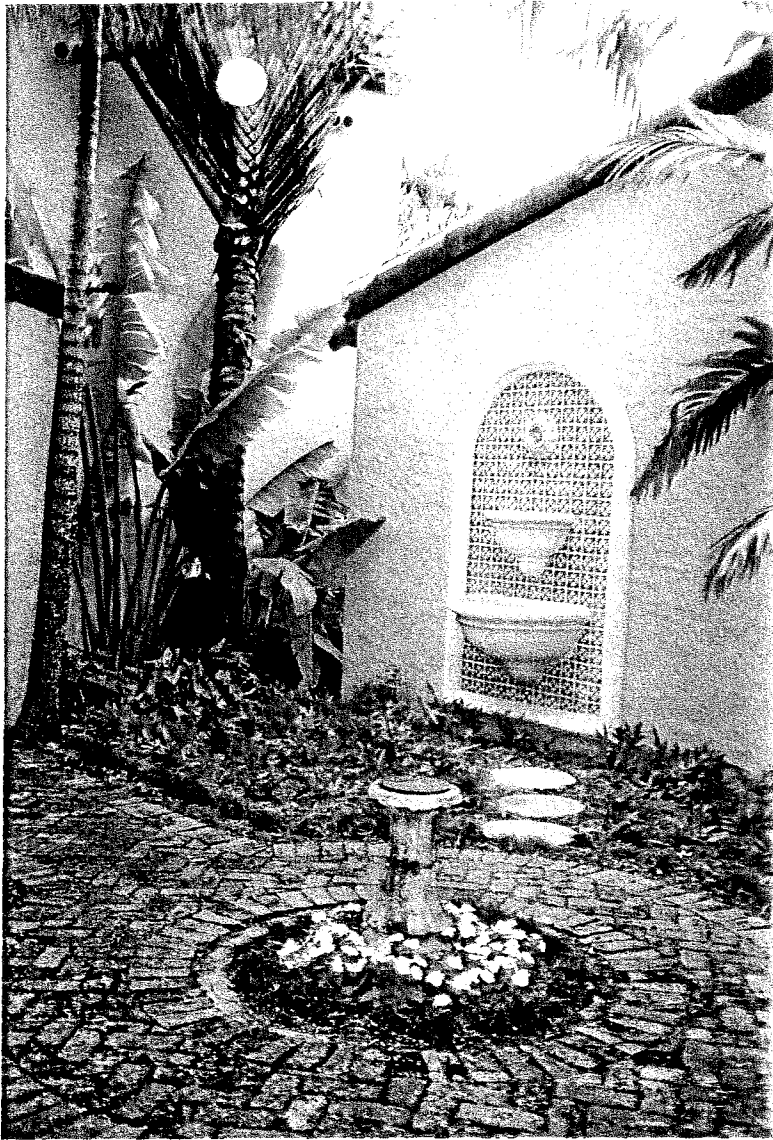




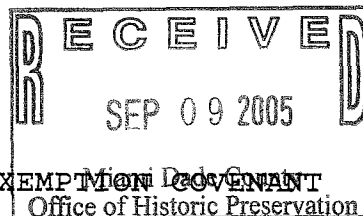


12





MIAMI-DADE COUNTY



HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 7<sup>th</sup> day of JULY, 2005,  
by JOSE + LILIANA S. ANDREU (hereinafter referred to as  
FAMILY TRUSTS  
the Owner) and in favor of MIAMI-DADE COUNTY

(hereinafter referred to as the Local Government) for the purpose  
of the restoration, renovation or rehabilitation, of a certain  
Property located at 925 CASTILE PLAZA,  
CORAL GABLES, FL 33134-4819

which is owned in fee simple by the Owner and is listed in the  
National Register of Historic Places or locally designated under  
the terms of a local preservation ordinance or is a contributing  
property to a National Register listed district or a contributing  
property to a historic district under the terms of a local  
preservation ordinance. The areas of significance of this  
property, as identified in the National Register nomination or  
local designation report for the property or the district in  
which it is located are ✓ architecture, ✓ history,  
       archaeology.

The Property is comprised essentially of grounds, collateral,  
appurtenances, and improvements. The property is more  
particularly described as follows (include city reference,  
consisting of repository, book, and page numbers): BLOCK 36, SECTION B  
LOTS 21, 22 and 34' OF LOT 23, CORAL GABLES, FLORIDA  
FOLIO 4108-001-5490 Plat Book 5, Page 111

Page Two

In consideration of the exemption granted by the Local Government, the Owner hereby agrees to the following for the ten year period beginning on January 1st after the improvements are substantially completed:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office is, if one exists in the jurisdiction:

Name of Office/Agency: MIAMI-DADE OFFICE OF HISTORIC PRESERVATION

Address: Stephen P. Clark Ctr., 111 NW 1<sup>st</sup> ST., Ste. 695

City: MIAMI

Zip: 33128

Telephone: 305-375-4958

fax: 305-372-6394

Page Three

3. (Only for properties of archaeological significance) The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s.196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those



Page Four

years, plus interest on the difference calculated as provided in s.212.12(3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the Local Historic Preservation Office in writing of the damage of the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the Local Historic Preservation Office in writing of the loss. The Local

Page Five

Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. The Owner shall have 30 days to respond indicating any extenuating circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such extenuating circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax

Page Six

exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s.196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s.212.12(3), F.S.

9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

TANIA GUZMAN  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # DD150142  
EXPIRES 9/16/2006  
BONDED THRU 1-800-NOTARY1

OWNER(S) :

JOSE ANDREU

Name

LILIANA S. ANDREU

[Signature]

Signature

7/7/05

Date

7/16/05

Signatures

Witnessed by: [Signature]

at Dade County, Fla.

Today's date July 16, 2005


Page Seven

\_\_\_\_\_  
Name Signature Date

LOCAL GOVERNMENT:

City of Coral Gables

Ivan A. Rodriguez  
Local Official  
Director  
Miami-Dade County  
Office of Historic  
Preservation

  
Signature

1/31/07  
Date

George M. Burgess  
County Manager

\_\_\_\_\_  
Signature

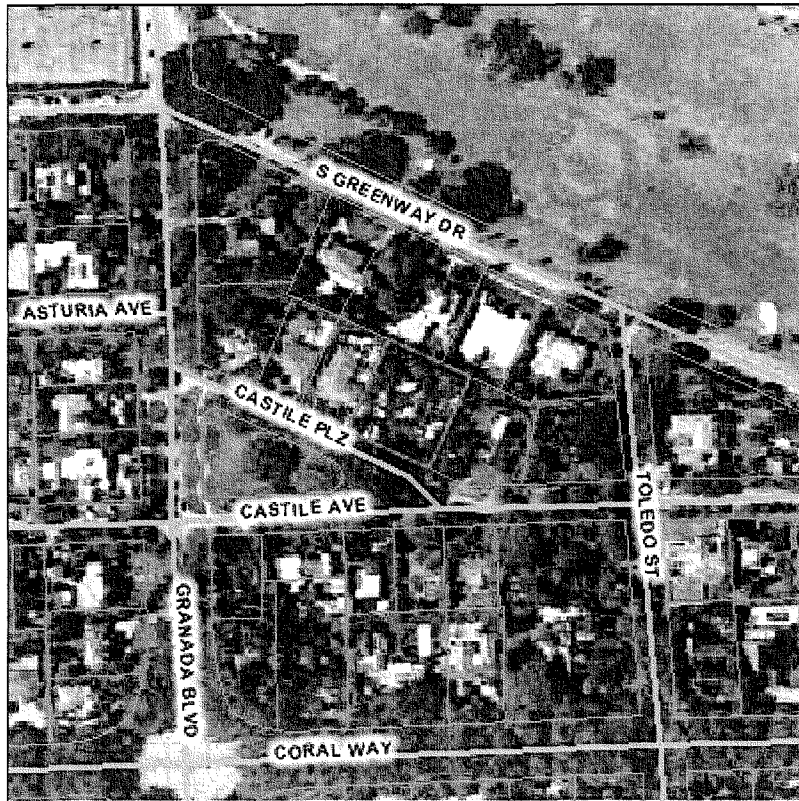
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Date

**My Home**  
Miami-Dade County, Florida

**miamidade.gov**

**MIAMI-DADE**

**Property Information Map**



Aerial Photography - AirPhoto USA 2004

0 ————— 119 ft

This map was created on 11/7/2005 11:32:58 AM for reference purposes only.

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Close

**Summary Details:**

Folio No.:	03-4108-001-5490
Property:	925 CASTILE PLAZA
Mailing Address:	JOSE & LILIANA ANDREU (TRUSTS)
	925 CASTILE PLAZA CORAL GABLES FL 33134-4819

**Property Information:**

Primary Zone:	0900 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL- SINGLE FAMILY
Beds/Baths:	4/4
Floors:	2
Living Units:	1
Adj Sq Footage:	6,308
Lot Size:	20,100 SQ FT
Year Built:	1923
Legal Description:	CORAL GABLES SEC B PB 5-111 LOTS 21 & 22 & SELY34FT LOT 23 BLK 36 LOT SIZE IRREGULAR OR 18940-2449 01/2000 1

**Sale Information:**

Sale O/R:	18940-2449
Sale Date:	1/2000
Sale Amount:	\$950,000

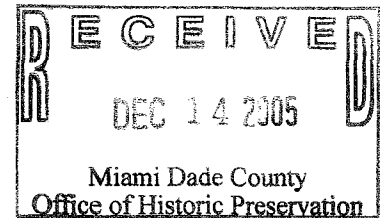
**Assessment Information:**

Year:	2005	2004
Land Value:	\$491,311	\$446,686
Building Value:	\$1,108,635	\$983,067
Market Value:	\$1,599,946	\$1,429,753
Assessed Value:	\$1,295,583	\$1,257,848
Homestead Exemption:	\$25,000	\$25,000
Total Exemptions:	\$25,000	\$25,000
Taxable Value:	\$1,270,583	\$1,232,848



**MIAMI-DADE COUNTY  
HISTORIC PRESERVATION BOARD**  
STEPHEN P. CLARK CENTER  
111 N. W. FIRST STREET  
SUITE 695  
MIAMI, FLORIDA 33128  
305-375-4958  
Facsimile 305- 372-6394

CFN 2005R1184176  
OR Bk 23961 Pgs 0720 - 7221 (3pgs)  
RECORDED 11/15/2005 15:40:44  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA



**MIAMI-DADE HISTORIC PRESERVATION BOARD**

**RESOLUTION NO. 05-12**

**925 CASTILE PLAZA  
CITY OF CORAL GABLES  
A LOCALLY DESIGNATED HISTORIC LANDMARK**

**WHEREAS**, the Miami-Dade Historic Preservation Board has determined that the property located at 925 Castile Plaza, Coral Gables, Florida, is of architectural and historic significance and a municipally designated historic landmark; and,

**WHEREAS**, the improvements to this property have generally met the Secretary of the Interior's Standards for Rehabilitation to the satisfaction of this Board; and,

**WHEREAS**, the property is located at:

Legal Description: Coral Gables Section B, PB 5-111, Lots 21 & 22 & sely 34 ft.  
Lot 23, Block 36

Folio Number: 03-4108-001-5490

**NOW, THEREFORE, BE IT RESOLVED**, that the Historic Preservation Board on October 19, 2005, voted to approve the Ad Valorem Tax Exemption for 925 Castile Plaza, Coral Gables, Florida and, therefore, recommends to the Board of County Commissioners of Miami-Dade County, Florida, that the property receive the tax exemption for historic properties for the County's portion of the millage pursuant to 16A-18 Miami-Dade County Code. This recommendation is conditioned upon:

1. The completed rehabilitation project is reviewed and approved by the municipal Historic Preservation Officer and is in accordance with the documents and plans presented to and approved by this Board.



**MIAMI-DADE COUNTY  
HISTORIC PRESERVATION BOARD**  
STEPHEN P. CLARK CENTER  
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305-375-4958  
Facsimile 305- 372-6394

**Resolution No. 05-12**  
**Page 2 of 3**

2. The filing of an appropriate covenant approved by the County Attorney.

The Historic Preservation Board recommends that this tax exemption be in effect beginning January 1 after the City of Coral Gables Historic Preservation Officer certifies to the Miami-Dade County Property Appraiser that the rehabilitation is complete and in accordance with the plans approved by this Board.

3. The rehabilitation project is reviewed and evaluated by the county Property Appraiser with the completion of a "Historic Preservation Tax Assessment / Revenue Implications" report.

  
\_\_\_\_\_  
Alberta Godfrey, Chair  
Miami-Dade County Historic Preservation Board

11/10/05  
\_\_\_\_\_  
Date

Prepared by:

  
\_\_\_\_\_  
Ivan Rodriguez, Director  
Office of Historic Preservation





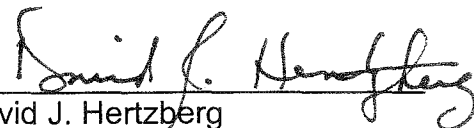
**MIAMI-DADE COUNTY  
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**Resolution No.** 05-12  
**Page 3 of 3**

<u>Board Members</u>	<u>Vote</u>
Ruth Campbell	yes
Adriana Cantillo	yes
Richard Cohen	yes
Lourdes de la Pena	absent
Alberta Godfrey, Chair	yes
Armando Gutierrez, Jr.	yes
Hyacinth Johnson	yes
Robert McKinney	yes
JoEllen Phillips	yes
Enid Pinkney	yes

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this Nov. 10, 2005  
by, Alberta Godfrey, Chair, Miami-Dade County Historic Preservation Board.

  
David J. Hertzberg



David J. Hertzberg  
My Commission DD267682  
Expires January 09, 2008

Personally Known Yes  
OR Produced Identification N/A Type of Identification Produced N/A.

**HISTORIC PRESERVATION EXEMPTION  
PROPERTY TAX ASSESSMENTS / REVENUE IMPLICATIONS**

Property Address: 925 Castile Plaza  
Folio # 03-4108-001-5490

	2004 Estimate
1. Assessed Value of Improvements : (excluding land)	\$983,067
2. Total Taxes Levied on Improvements and Additions to : ( based on 2003 millage )	\$22,675
1) Countywide Operating	\$5,868
2) Unincorporated Municipal Service Area	\$0
3) Debt Service	\$279
4) City Operating	\$5,889
5) All other property taxes	\$10,639

Revenue Implications

3. Total revenue foregone for the current fiscal year by virtue of exemptions previously granted under this section.
- |              |           |
|--------------|-----------|
| a) County    | \$167,055 |
| b) Municipal | \$44,371  |
4. Total revenue foregone for the current fiscal year if exemption applied for is granted.
- |              |       |
|--------------|-------|
| a) County    | \$487 |
| b) Municipal | \$489 |
5. Taxable value foregone if the exemption applied for was granted on improvements to Real Property.
- |  |          |
|--|----------|
|  | \$81,619 |
|--|----------|

Date: 10/6/06

Signed: 

Property Appraiser



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